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Canada Mortgage and Housing Corporation, the Federal Government's housing agency, is responsible for administering the National Housing Act.

This legislation is designed to aid in the improvement of housing and living conditions in Canada. As a result, the Corporation has interests in all aspects of housing and urban growth and development.

Under Part IX of this Act, the Government of Canada provides funds to CMHC to conduct research into the social, economic and technical aspects of housing and related fields, and to undertake the publishing and distribution of the results of this research. CMHC therefore has a statutory responsibility to make widely available, information which may be useful in the improvement of housing and living conditions.

This publication is one of the many items of information published by CMHC with the assistance of federal funds.

La Société canadienne d'hypothèques et de logement, l'organisme du logement du gouvernement du Canada, a pour mandat d'appliquer la Loi nationale sur l'habitation.

Cette loi a pour objet d'aider à améliorer les conditions d'habitation et de vie au Canada. C'est pourquoi la Société s'intéresse à tout ce qui concerne l'habitation, l'expansion et le développement urbains.

Aux termes de la Partie IX de la Loi, le gouvernement du Canada autorise la SCHL à affecter des capitaux à des recherches sur les aspects socio-économiques et techniques du logement et des domaines connexes, et à publier et diffuser les résultats de ces recherches. La SCHL a donc une obligation légale de veiller à ce que tout renseignement de nature à améliorer les conditions d'habitation et de vie soit connu du plus grand nombre possible de personnes ou de groupes de personnes.

La présente publication est l'un des nombreux moyens d'information que la SCHL a produits avec l'aide de capitaux du gouvernement fédéral.

COMPENDIUM OF RESEARCH
1988/89

COMPENDIUM DE RECHERCHE
1988/89

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INTRODUCTION

Under Part IX of the National Housing Act, the Government of Canada provides funds to Canada Mortgage and Housing Corporation to conduct research into the social, economic and technical aspects of housing and related fields.

This sixth Compendium of Research has been compiled to publicize and increase access to the research and scholarship reports produced under research programs sponsored by the Corporation during 1988/89. A few reports not included in the earlier Compendiums have also been added.

ARRANGEMENT

The Compendium is arranged by broad subject area and consists of abstracts of Part IX research reports, reports produced under the External Research Program, and dissertations produced under the CMHC Scholarship Program. Detailed subject, author, and title indexes can be found at the end of the Compendium.

AVAILABILITY OF REPORTS

Most research reports are available from the Canadian Housing Information Centre. All theses and scholarship reports are available for consultation at the Centre.

AVANT-PROPOS

En vertu de la Partie IX de la loi nationale sur l'habitation, le gouvernment du Canada fournit des fonds à la Société canadienne d'hypothèques et de logement pour la recherche sur les aspects sociaux, économiques et techniques du logement et des domaines connexes.

Nous avons rassemblé ce sixième Compendium de recherche afin de rendre publics et plus accessibles les rapports de recherches et d'études rédigés au titre de programmes de recherche que la Société a parrainés en 1988/89. Quelques rapports non compris dans les premiers Compendiums ont aussi été ajoutés.

PRÉSENTATION

Le Compendium se divise en domaines d'études généraux et réunit des abrégés de rapports de recherches préparés en application de la partie IX, des rapports produits au titre du Programme de subventions de recherche, et des thèses et mémoires rédigés par des diplômés admis au Programme de bourses d'études de la Société. Des index matières, auteurs et titres plus détaillés se trouvent à la fin du Compendium.

CONSULTATION DES RAPPORTS

On peut se procurer la plupart des rapports de recherches au Centre canadien de documentation sur l'habitation. Quant aux thèses et mémoires de boursiers nous les avons en bibliothèque, mais il faut les consulter sur place.

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CITY PLANNING & HUMAN SETTLEMENTS / URBANISME ET ÉTABLISSEMENTS HUMAINS

1.
TITLE : Floodplain Planning on Collins Creek and Highgate Creek
AUTHOR : Paul Morgan
IMPRINT: Master of Urban and Regional Planning. Kingston, Ont.: School of Urban and Regional Planning, Queen's University, 1989 (Scholarship Program)

In 1985, the Government of Ontario published a policy statement on floodplain planning to replace a statement previously issued in 1982. The new policy statement places greater emphasis on the need to evaluate local watershed conditions and municipal development objectives. Most importantly, the policy statement introduces the two zone concept in which new development may be considered within the regulatory flood limit where adequate safeguards can be implemented.

This report investigates conditions on Collins Creek and Highgate Creek in the Township of Kingston where regulatory flood limits have been established. Information concerning the hydrologic and hydraulic conditions on each watercourse and development activities surrounding them has been obtained from a variety of sources. The findings have been evaluated against the provincial criteria and guidelines contained within the policy statement. Recommendations towards land development policies and regulations have been drafted for consideration as amendments to the Official Plan and Zoning By-law of the Township of Kingston.

2.
TITLE : Guide to Canadian Resources for Shelter in Developing Countries
AUTHOR : Barry Pinsky and Jennifer Checkeris, Rooftops Canada Foundation
IMPRINT: Ottawa : CMHC, 1989

This Guide provides an overview of the non-government, academic, and professional organizations that are involved in Canada's efforts to provide Third World shelter. The primary objective of the guide is to encourage the formation of working partnerships between Canadian institutions and those in developing countries. It also hopes to assist Canadian groups to form coalitions capable of providing the necessary expertise for successful collaboration with overseas partners.

Each organization is listed alphabetically in the guide, and each

listing contains descriptions of the organization's purpose, the types of assistance it offers, and its areas of specialization. Descriptions of past and future projects are also included along with information on the organization's resources and publications.

3.
TITLE : The Public Interest Redefined : Battery Park City New York : An Integrative Approach to Planning and Design in the Urban Development Process
AUTHOR : Sherry Lobsinger
IMPRINT: Research Paper (Master of Urban Planning) - McGill University, 1989 (Scholarship Program)

This paper provides an historical overview of the planning stages and design guidelines for the reclamation of the Battery Park City waterfront area in New York City. It outlines the design guidelines for the Battery Park City development from the 1969 unveiling of the proposed architectural concept to the revised 1979 Master Plan, right up to its projected completion in 1995. The paper also examines Battery Park City as a prospective model for open space projects in other major urban centres.

4.
TITLE : Public-Private Partnership : Conditions for Success of the North York Civic Center Project
AUTHOR : Timothy Michael Murphy
IMPRINT: Master of Urban and Regional Planning. Kingston, Ont.: School of Urban and Regional Planning, Queen's University, 1988 (Scholarship Program)

This report examines the use of a public-private partnership in the City of North York. The discussion concentrates on the North York Civic Centre, a major mixed-use recreational/institutional/ commercial project which incorporates the interests of a wide variety of public /quasi public/private corporations, including the City of North York and Rampart Development Corporation.

The findings of the report indicate that the following components must be exhibited in a partnership for success: identifying of public and private sector interests in the partnership; reconciling public sector objectives prior to negotiating with the private sector; negotiating an appropriate settlement and work plan; preparing an implementation strategy amenable to both sectors; and pursuing the project with flexible agendas.

5.

TITLE : The Transformation of the Regional Shopping Centre into a Suburban Downtown : Toronto Case Studies : The Scarborough and Mississauga City Centres

AUTHOR : Eric Pedersen

IMPRINT: Thesis (Master of Urban Planning) - University of Washington, 1989 (Scholarship Program)

This thesis examines the principles of urban design which guided the development of North American cities during the 19th century. It analyzes, in detail, the three stages of suburban growth and development in the Toronto region: the pre-world war II transformation of wilderness and farmlands into residential subdivisions; the post-world war II growth of regional shopping malls; and the suburban office space boom of the 1980s.

The author advocates a return to the 19th century urban design principles in the creation of suburban downtowns, using Scarborough and Mississauga regional centres as case studies. Mississauga's plan for its City Centre which creates a grid of streets around its regional shopping mall and connects all land uses in a traditional manner is presented and evaluated. A similar plan for the Scarborough City Centre is also put forth.

6.

TITLE : A Typomorphological Approach to Understanding Urban Residential Districts : Toward a Rationalist Theory of Urban Space and Form

AUTHOR : Eduard Epp

IMPRINT: Thesis (Master of Landscape Architecture) - University of Manitoba, 1987 (Scholarship Program)

The intent of this thesis is to understand recent developments in the realm of Architecture and Urban Design Theory and to demonstrate how these developments or "theories" can be applied to resolving a number of problems facing today's cities. The theories put forth are aesthetic doctrines which relate to how cities should be constructed and reconstructed.

The thesis suggests that the city can be and indeed must be understood as a continuum both in form and in content, and that no other distinctions need to be made. Furthermore, the thesis endeavours to show that these theories are tenable, that they can be implemented, and that the question of the degree of implementation is only limited by the choice of context.

CONCRETE CORROSION / BÉTON — DOMMAGE PAR LA CORROSION

7.
TITLE : Failure of Concrete Foundations in Atlantic Canada Housing in the 1980's
AUTHOR : Richard C. Hale
IMPRINT: Ottawa : CMHC, 1988 (External Research Program)

The objective of this research project was to study the failure in concrete foundations of housing constructed in Atlantic Canada during the 1980s. Thirty housing units in Nova Scotia having water intrusions or structural problems due to cracking of the concrete foundation wall and/or basement floor slab were inspected and analyzed. Attempts were made to determine : the causes of failures in concrete foundations; the type and cost of remedies; the effectiveness of the repairs; and the steps which could be taken during construction to limit and control cracking and prevent water and foundation damage.

Cracks in foundation walls were attributed to structural problems (not enough frost cover) and shrinkage. Basement floors with severe cracking were the result of soil settling under the slab. Major damage repairs necessitated rebuilding walls and slabs. Repair costs varied from $450 to $3132; damage costs from $190 to $8000.

The consultant recommended frost coverage of 48" around perimeter exterior footings; the installation of drain tiles; using reinforced steel in exterior foundation walls; and using welded wire mesh in basement floor slabs.

8.
TITLE : Laboratory Investigation of Concrete Sealers
AUTHOR : C.T. Aitken and G.G. Litvan, Institute for Research in Construction
IMPRINT: Ottawa : National Research Council Canada, Institute for Research in Construction, 1989, 2 vol.

This report presents part of the results from the first phase of a proposed five year project to investigate the performances of repairs in salt-damaged parking garages. The purpose of the work reported here was to determine the effectiveness of concrete sealers. The waterproofing qualities of these sealers were tested in the laboratory on different types of concrete having the following characteristics: water/cement ratios of 0.43 and 0.55, air-entrained and plain; and cured in water and at 50% R.H.

Substantial differences were found in the effectiveness of the sealers. Some decreased the water absorption of concrete to approximately one third of that of the uncoated concrete, others had little effect or even increased the water uptake. Being of a particular generic type in itself did not determine the degree of effectiveness of a sealer. Sealers were found to be more effective on good concrete than on inferior concrete. Another important finding was that air-entrained concrete had a higher porosity and permeability resulting in water absorption and chloride penetration of both coated and uncoated concrete.

COOPERATIVE & NON-PROFIT HOUSING / LOGEMENT SANS BUT LUCRATIF ET COOPÉRATIVES

9.
TITLE : Community Attitudes Toward Cooperative Housing
AUTHOR : Mark F. Sasges
IMPRINT: Master's Degree Project (Master of Environmental Design) - University of Calgary, 1988 (Scholarship Program)

This study examines the relationship between public/community attitudes and social housing in the evolution of lower income housing programs. Using data gathered in a community survey of Calgary residents, it also examines the role of community attitudes in determining the location of social and co-operative housing from both theoretical and case study perspectives.

10.
TITLE : Co-operative Housing as a New Life Style Option for Seniors
AUTHOR : Barbara Sanford for the Research Division; Policy, Research and Programs Sector, CMHC
IMPRINT: Ottawa : CMHC, 1989 (External Research Program)

Personal interviews with residents of three seniors' co-ops in Metropolitan Toronto were undertaken to evaluate how well housing co-ops were meeting the needs of their members. The three co-ops participating in the study were : Stanley Knowles Housing Co-operative; Beech Hall Housing Co-operative; and Parkview House Co-operative.

The report examined the physical design and location of the buildings, as well as access to needed shops, services, and transit. It also looked at the demographic characteristics of co-op members, their socio-economic backgrounds, and their level of

participation in both the management and the social life of their co-operatives. The study revealed that co-ops can and do provide remarkably different social and physical environments and are best suited to older Canadians who want to participate in a co-operative lifestyle.

11.
TITRE : Desjardins et le logement populaire : extraits des rapports annuels et des publications de la Confédération et des Fédérations des caisses populaires et d'économie Desjardins, 1975-1987
AUTEUR : André Poulin sous la direction de Marie-Claire Malo
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987 (Programme de recherche extérieure)

Depuis une dizaine d'années, le Mouvement Desjardins a fortement accru sa présence dans les secteurs du logement coopératif et sans but lucratif. Ce cahier regroupe des extraits des rapports annuels et des publications de la Confédération des caisses populaires et d'économie Desjardins du Québec et des Fédérations régionales de caisses populaires qui ont abordé le sujet du logement coopératif.

12.
TITLE : Housing Co-operatives for the Elderly : A Winnipeg Case Study of the Federal Co-operative Housing Program
AUTHOR : Thomas John Mahler
IMPRINT: Master of Urban and Regional Planning. Kingston, Ont.: School of Urban and Regional Planning, Queen's University, 1989 (Scholarship Program)

This report examines the use of the Federal Co-operative Housing Program to meet the housing needs of the elderly. It demonstrates that co-ops in Winnipeg are financially feasible and are likely to be marketable under current market conditions. The report found that current Maximum Unit Prices for Winnipeg allow for development of suitable housing for the elderly, provided that a low cost site with appropriate zoning can be found. It found that despite high vacancy rates and low rents in Winnipeg, the proposed co-op had a reasonable chance of being fully absorbed by the market. This is largely due to a lack of comparables in the area, and a willingness on the part of the elderly to pay for better, more suitable housing.

13.
TITRE : Portrait de dix sociétés acheteuses du Québec
AUTEUR : André Poulin sous la direction de Marie-Claire Malo
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988 (Programme de recherche extérieure)

Ce cahier contient les rapports d'entrevues conduites auprès de dix sociétés acheteuses réparties dans quatre régions du Québec. Les entrevues ont porté sur : l'origine et l'historique de la société, les objets de l'organisme, la clientèle desservie, les politiques d'acquisition et de revente, la gestion des immeubles, le financement, les ressources humaines, les problèmes rencontrés par la société acheteuse ainsi que le point de vue du répondant sur le rôle de ce type d'organisation dans le développement du secteur coopératif d'habitation.

14.
TITRE : Les Sociétés acheteuses et le développement du secteur coopératif d'habitation au Québec
AUTEUR : André Poulin sous la direction de Marie-Claire Malo
ADRESSE BIBLIOGRAPHIQUE: Montréal : École des hautes études commerciales, Centre de gestion des coopératives, 1988 (Programme de recherche extérieure)

Le secteur de l'habitation coopérative et les caractéristiques des sociétés acheteuses implantées dans quatre régions du Québec ont été examinés dans ce cahier dans le but de mieux connaître les circonstances de la constitution des sociétés acheteuses.

L'enquête a mis en lumière certaines faiblesses dans la formule des sociétés acheteuses : déficience du financement et manque de leadership dans la structuration. Cependant, les sociétés acheteuses représentent une façon de mettre en place un mécanisme permettant de régulariser le rythme de croissance des coopératives d'habitation.

ELDERLY / PERSONNES ÂGÉES

15.
TITLE : Aspects of a Changing Rural Landscape : A Study of Possibilities for Retirement Community Development in Winnipeg Beach
AUTHOR : Douglas C. Backhouse
IMPRINT: Practicum (Master of Landscape Architecture) - University of Manitoba, 1989 (Scholarship Program)

This study examines the general characteristics of retirement communities in Canada. It includes a discussion of Canada's changing demographic circumstance and a description of the physical and social attributes of retirement communities. As well, the implications of an aging population on ex-urban development are considered. A series of design principles for the development of retirement communities is formulated. These principles are applied to the Town of Winnipeg Beach which is currently encountering the conversion of seasonal homes for use as retirement accommodation.

16.
TITRE : Choix de logement pour les anciens combattants
AUTEUR : Janet Kiff-Macaluso
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Ce guide s'adresse aux personnes qui conseillent les anciens combattants dans le domaine du logement. Il décrit brièvement les possibilités de logement qu'offrent le marché privé et les programmes d'aide au logement afin de permettre d'orienter les clients âgés vers les solutions disponibles et les ressources qui répondent le mieux à leurs besoins. D'autre part, il décrit de façon concise les programmes du ministère des Affaires des anciens combattants.

Also available in English.

17.
TITRE : Élaboration d'une grille d'analyse du logement des personnes âgées en perte d'autonomie physique
AUTEUR : Danielle Maltais, Francine Trickey et Yvonne Robitaille
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988 (Programme de recherche extérieure)

Ce rapport comporte cinq grandes sections:

1. Un bref aperçu de la situation de l'état des logements des personnes âgées et des grandes orientations

politiques du Québec concernant le troisième âge;

2. La présentation de la méthodologie de la recherche;

3. La grille d'évaluation du domicile des personnes âgées en perte d'autonomie physique, les principes sur lesquels elle repose, et son fontionnement;

4. Les résultats du processus de validation; et

5. Les résultats du test de fiabilité inter-observateurs.

18.
TITLE : Garden Suites : A New Housing Option for Elderly Canadians?
IMPRINT: Ottawa : CMHC, 1987

A demonstration project was undertaken to provide elderly Canadians with an opportunity to visit a garden suite. This brochure describes the demonstration project and examines the advantages of garden suites for occupants and host families, for governments, and for industry. Single and double units are included in the demonstration, and floor plans have been developed to illustrate other possible designs. Feedback from people who visit the suites will help in assessing how well the idea would be accepted and what design features would prove to be most popular.

Aussi disponible en français.

19.
TITLE : Garden Suites Demonstration : National Survey :(Volume I : Detailed Findings)
AUTHOR : Gallup Canada, Inc. for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1989

This report presents the results of a national market survey which was conducted to identify regulatory and marketing issues related to garden suites. The survey was conducted by telephone among 750 potential garden suite occupants, aged 60 years or older, and 1,182 potential hosts under the age of 60.

The findings indicate that while total market potential is large, the likely demand for garden suites will be much softer. The findings also suggest, however, that there are enough commonalities across regions to allow for national marketing strategies. Affordability results were positive, indicating that while prices may be seen as too high, they remain affordable for a majority of the target population.

20.
TITLE : Government-Assisted Housing for the Elderly in Southern Manitoba Communities: An Analysis of the Relationship Between Housing Unit Allocations and Small Town Characteristics, 1970-1986
AUTHOR : Richard J. Goatcher
IMPRINT: Thesis (M.A.) - University of Manitoba, 1989 (Scholarship Program)

This thesis examines the relationship between government-assisted elderly persons' housing allocations and the community characteristics of Southern Manitoba towns receiving housing units during the period 1970 to 1986. The quantitative analysis looked at the EPH units allocated to 127 centres during the 16 year period and attempted to draw conclusions about the relationship(s) between the allocation process and the nature of the communities served by various housing programs for the elderly. The analysis found some degree of relationship between EPH delivery and community characteristics such as size, central-place function, and location. However, the variables entered into the regression analysis were not specific enough to identify the full nature of the forces which influence such decisions.

21.
TITLE : Housing Alzheimer's Disease at Home
AUTHOR : Nancy Gnaedinger
IMPRINT: Ottawa : CMHC, 1989 (External Research Program)

This study investigated the practical, physical modifications made to private dwellings by caregivers in order to accommodate the characteristic behaviour of Alzheimer's Disease (AD) and the needs of caregivers. Information was gathered by means of a literature search, telephone interviews, a national survey questionnaire, and twenty-five personal interviews with caregivers of AD persons.

Several themes stand out from the research findings. The need for constant surveillance is reported and a number of safety precautions are suggested: the installation of extra locks on exit doors; the regulation of appliances with the potential to cause burns; and the addition of assistive devices in bathrooms. The report also indicates that caregivers need to have a refuge in the home and recommends that separate suites or space that could be easily converted to a self-contained apartment become a more common feature in housing design.

22.
TITLE : Housing and Mobility of Elderly Women : Characteristics and Expectations of Elderly Women Living Alone in the City of Kingston, Ontario
AUTHOR : Henry William Kus
IMPRINT: Thesis (M.A.) - Queen's University, Kingston, Ontario, 1988 (Scholarship Program)

This thesis examines a number of fundamental issues with respect to a sample of elderly women living alone in the City of Kingston, Ontario. Information on selected demographic and socioeconomic characteristics, current housing situations, mobility behaviour, and future housing expectations was collected using a self-administered questionnaire mailed to elderly women whose participation had been solicited via a system of mail and telephone contacts.

The findings indicate that the sample population may have comparatively greater access to financial resources than other groups of elderly women and that the widowed fare less well than the divorced, separated, or never married. There may exist a housing cost-income squeeze for elderly women with relatively lower incomes in the private rental market. Approximately 1 in 10 individuals moved within the last three years and a similar proportion expects to move in the near future. In both cases, the movers or potential movers are typically less well off with respect to financial and health statuses than non-movers.

23.
TITLE : Housing Choices for Veterans
AUTHOR : Janet Kiff-Macaluso
IMPRINT: Ottawa : CMHC, 1988

This handbook is aimed at those who counsel veterans in the area of housing. It provides short descriptions of the housing options available, both through the private market and assisted housing, so that elderly clients can be directed to those alternatives and resources that are most appropriate to their circumstances. It also provides a brief description of programs and benefits offered by Veterans Affairs Canada.

Aussi disponible en français.

24.
TITLE : Housing Environments and the Social Interactions of Elderly Women : A Comparative Study
AUTHOR : Barbara Datlen
IMPRINT: Major Paper (Master in Environmental Studies) - York University, 1989, (Scholarship Program)

The purpose of this paper is to examine the effect of environmental factors, particularly housing and neighbourhood design, on the social well-being of older women. Two different housing environments are investigated - University City, a planned condominium development of mixed high-rise apartments and townhouse clusters in Toronto; and Tecumseth Pines, a planned retirement community of small bungalows near Tottenham.

The study comes to the following conclusions:

1. There should be a wide range of choice in housing design and living arrangements for older women.

2. The design of housing must be flexible enough to allow for the changing physical and mental competencies of older people.

3. The planning of neighbourhoods for older women must provide opportunities for social interaction with a balance between mutual support and privacy.

4. Transportation is a key factor in the planning of neighbourhoods for elderly women.

5. Medical and home care services should be readily available.

25.
TITRE : Innovations en matière de logements pour personnes âgées : prix d'excellence en habitation de la SCHL 1988 = Innovations in Housing for Seniors : CMHC Housing Awards 1988

ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1989

En 1987, la SCHL a décidé de parrainer un nouveau programme de prix qui reconnaîtrait l'excellence et l'innovation manifestes en matière de logement. Le principal objectif du programme pour 1988 était de créer une réserve d'idées susceptibles de se traduire par des logements abordables, accessibles, et convenables pour les Canadiens âgés. Ce document fait état des propositions gagnantes et des mentions honorables, ainsi que des inscriptions considérées comme contenant de bonnes idées.

En publiant les réalisations jugées les plus innovatrices et transférables, la Société vise à stimuler la création d'autres idées, méthodes, et produits.

26.
TITLE : Innovations in Housing for Seniors : CMHC Housing Awards 1988 = Innovations en matière de logements pour personnes âgées : prix d'excellence en habitation de la SCHL 1988
IMPRINT: Ottawa : CMHC, 1989

In 1987, CMHC decided to sponsor a new awards program that would recognize demonstrated excellence and innovation in housing. The primary objective of the 1988 awards program was to create a reservoir of ideas that could be translated into affordable, accessible, and adequate housing for the older Canadian. The winning and honourable mention submissions as well as those entries that were judged to contain good ideas are publicized in this report. By publishing those entries judged to be the most innovative and transferable, the Corporation aims to stimulate the creation of other ideas, methods, and products.

27.
TITRE : Logements pour les Canadiens âgés : les choix : compte rendu de la conférence : Halifax, Nouvelle-Écosse du 17 au 20 octobre 1988
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1989

Ces Actes sont un résumé de chacune des séances de la Conférence. La conférence constituait le premier forum national pour le groupe représentatif d'intervenants dans le logement pour les aînés : les aînés eux-mêmes, les constructeurs et les promoteurs, les institutions financières, les professionnels des soins de santé et des services d'appui, les architectes, les gérontologues, les organismes sans but lucratif et les organismes gouvernementaux de tous les niveaux.

Le programme consistait en une combinaison de séances plénières et de séances simultanées en petits groupes. On a invité des spécialistes à traiter des questions de service de soutien et de considérations financières, ainsi que des aspects physiques du logement.

Also available in English.

28.

TITLE : Maintaining Seniors' Independence : A Guide to Home Adaptations
AUTHOR : Danielle Maltais, Francine Trickey and Yvonne Robitaille, Department of Community Health, Montreal General Hospital for CMHC
IMPRINT: Ottawa : CMHC, 1989 (External Research Project)

This study is being carried out over three years in three phases. The aim of this project is to implement minor, inexpensive, and practical adaptations in the homes of increasingly disabled elderly people. Phase I, which is the subject of this publication, involved developing and pretesting a questionnaire (called the Assessment Tool). This tool makes it possible to identify the barriers specific to each of the possible functional limitations of the elderly person. Once the environmental barriers have been identified, the necessary adaptation can be made.

To illustrate what is meant by "minor adaptations" to the homes of elderly people, three case studies are presented.

Aussi disponible en français.

29.

TITRE : Maintenir l'autonomie des personnes âgées : guide d'adaptation du domicile
AUTEUR : Danielle Maltais, Francine Trickey et Yvonne Robitaille, Département de santé communautaire, Hôpital général de Montréal, pour la SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1989 (Programme de recherche extérieure)

L'étude en cours prendra trois ans et se divise en trois étapes. L'objectif du projet consiste à réaliser des modifications mineures, peu coûteuses et pratiques dans les domiciles des personnes âgées en perte d'autonomie en tenant compte des capacités physiques de l'individu. L'étape 1, qui fait l'objet de cette publication, comprend la création d'un questionnaire, appelé grille d'analyse. Le questionnaire permet de connaître les obstacles qui empêchent les aînés de fonctionner dans leur maison. Une fois les barrières environnementales décelées, les changements nécessaires peuvent s'effectuer.

Pour illustrer ce qu'on entend par "adaptations mineures" trois histoires de cas sont présentées.

Also available in English.

30.
TITLE : Options: Housing for Older Canadians : Conference Proceedings : Halifax, Nova Scotia, Oct. 17-20, 1988
IMPRINT: Ottawa : CMHC, 1989

These Proceedings provide a summary of each of the sessions at the Conference. The conference provided a first-ever national forum for the cross section of people involved in housing for seniors: seniors themselves, builders and developers, financial institutions, health care and support service professionals, architects, gerontologists, non-profit organizations and government agencies at all levels.

The program consisted of a mixture of plenary sessions and smaller concurrent panel sessions. Experts were invited to speak on support service issues and financial considerations as well as the physical aspects of housing.

Aussi disponible en français.

31.
TITRE : Les Pavillons-jardins: nouvelle option de logement pour les Canadiens du troisième âge ?
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

Un projet de démonstration a été entrepris pour donner aux Canadiens âgés l'occasion de visiter un pavillon-jardin. Cette brochure décrit le projet de démonstration en tant que nouvelle option de logement, et examine les avantages des pavillons-jardins pour les occupants et leurs hôtes, pour les gouvernements, et pour l'industrie. Des modèles simples et double largeur, ainsi que des plans d'implantation pour illustrer d'autres modèles possibles sont présentés dans le projet de démonstration. Les réactions des visiteurs permettront d'apprécier le degré d'acceptation du concept et de déterminer les caractéristiques particulières susceptibles d'être les plus populaires.

Also available in English.

32.
TITLE : Retirement Housing in Australia
AUTHOR : Donald James Weideman
IMPRINT: Ottawa : CMHC, 1988

The objective of this research was to examine current developments in senior citizen housing in Australia with an emphasis on resident-funded retirement housing. The project scope included an overview of existing housing options, a description of unique Australian accommodation forms, and a determination of the relative success of the variety of housing options in current use. Among the many options discussed are infill housing, rental housing cooperatives, granny flats, life tenancy arrangements, Abbeyfield houses, retirement villages, and home equity conversions.

33.
TITLE : Senior Citizen Housing : Implementing a Continuum of Care Environment
AUTHOR : Dana S. Marek
IMPRINT: Thesis (Master of Advanced Studies in Architecture) - University of British Columbia, 1989 (Scholarship Program)

The basic premise of this thesis is that a multi-level care facility is a viable way of achieving an environment which can fulfill a comprehensive array of needs of the elderly. The thesis has been structured as a hypothetical model of a programming system based on the principle of the continuum of care. This model which includes four major functional components of the proposed complex (residential, long-term care, community services, and outdoor activity spaces) has been developed for a site in Point Grey, Vancouver.

34.
TITLE : Service Planning for the Elderly in Rural Communities : Learning from the One-Stop Access Initiative
AUTHOR : Brenda S. Fraser
IMPRINT: Thesis (M.Sc.) - University of Guelph, 1989 (Scholarship Program)

This thesis focuses on service planning for the elderly in rural communities. It presents a framework for identifying rural service planning problems based on a synthesis of aspects of the environment related to rurality. It is argued that the problems associated with the attainment of generic planning objectives such as those sought in the One-Stop Access approach are influenced by rural service problems. A case study of One-Stop Access in Huron County is used to differentiate between generic and rural service planning problems.

35.
TITLE : A Study of Home-Support Service Programs for Seniors in Kingston : Current Services and Future Directions
AUTHOR : Barbara Anne Kostuch
IMPRINT: Master of Urban and Regional Planning. Kingston, Ont. : School of Urban and Regional Planning, Queen's University, 1988 (Scholarship Program)

This report assesses future directions for the development of community and home-support services for Kingston's seniors who wish to remain in their own homes.

The findings of the research suggest that although the current community and home-support program in Kingston is quite comprehensive, it is still in need of improvement. The report recommends the need to : improve transportation for seniors; increase information and access to services; reassess the home-making eligibility criteria; and increase overall funding to non-health related community and home-support services.

36.
TITLE : Supportive Housing for Seniors : The Elements and Issues for a Canadian Model
AUTHOR : Charlotte C. Murray for the Research Division; Policy, Research and Programs Sector
IMPRINT: Ottawa : CMHC, 1989 (External Research Program)

The purpose of this paper was to assess supportive housing as one strategy for meeting the housing needs of Canada's seniors. The evolution of the Abbeyfield concept in Great Britain, Australia, the United States, and Canada is discussed. Special reference is made to British Columbia which has 4 Abbeyfield projects. Two Vancouver neighbourhoods, Dunbar South and Riley South, were assessed as possible sites for supportive homes. A pilot study was undertaken to obtain an early sampling of the reactions of some Vancouver seniors to the supportive housing concept. The NewHome Game, which was devised to uncover preferred living arrangements for potential residents of supportive care homes, was found to be a more successful survey instrument than traditional interviews.

ENERGY CONSERVATION / ÉNERGIE — CONSERVATION

37.
TITLE : Energy Upgrading in the Public Housing Stock. Phase II. Proving the Savings : Interim Report
AUTHOR : Engineering Interface Ltd., assisted by D.W. Thomson Consultants Ltd., TMP Consulting Engineers, and CMA Chalifour, Marcotte et associés inc. for CMHC.
IMPRINT: Ottawa : CMHC, 1986

The objective of the Phase II study is to refine and field test the energy management model recommended in Phase I. Ten highrise buildings from each of the Provinces of Quebec, Alberta, and British Columbia were selected for the study.

The interim report reviews the progress to date of the Phase II study for the thirty public sector buildings. The report presents the project methodology; building information collected for each building; SUMAC Audit and Target results; and summary database listings of building characteristics, energy use, and energy saving potential.

38.
TITLE : Evaluation of the Canadian Home Insulation Program in New Brunswick
AUTHOR : Andrew H. Williamson for the Atlantic Provinces Economic Council and CMHC
IMPRINT: Ottawa : CMHC, 1983 (External Research Program)

This report evaluates the socioeconomic impact of the Canadian Home Insulation Program in New Brunswick. It examines the characteristics of users of the CHIP program; the degree to which the program acted as an incentive to insulate; whether the CHIP program met its goals; and the impact of the program on the suppliers of insulation. The report concludes that in spite of some drawbacks, the CHIP program was quite successful in New Brunswick.

39.
TITRE : Les Interactions entre la densité, l'ensoleillement et la consommation énergétique
AUTEUR : Luc Gagnon
ADRESSE BIBLIOGRAPHIQUE: Rapport de recherche (M.Sc. de l'environnement) - Université du Québec à Montréal, 1983 (Programme de bourses d'études)

L'objectif de cette recherche est d'évaluer l'impact potentiel de certains types d'aménagements résidentiels

sur la consommation énergétique. Le principal facteur étudié est celui de la densité résidentielle qui est elle-même déterminée par la forme et la disposition des bâtiments (nombres d'étages, espacement, enlignement, etc.)

Les résultats de l'évaluation démontrent que:

- À qualité de logement identique, une maison unifamiliale détachée consomme de 44% à 50% plus d'énergie pour le chauffage qu'un logement dans un quadruplex en rangée;

- La conception solaire passive ne produit que des économies modestes pendant les mois rigoureux de l'année; et en ce qui concerne les services municipaux, les coûts économiques et énergétiques (par logement) sont probablement de 7 à 10 fois supérieurs pour l'option "maison unifamiliale détachée" comparativement à l'option "quadruplex en rangée".

40.
TITLE : Typical Electrical Consumptions by Domestic Water Heaters and Appliances for Use in CMHC-2
AUTHOR : Michael A. Tremayne for the Technical Research Division, Policy Development and Research Sector, CMHC
IMPRINT: Ottawa : CMHC, 1983

This report summarizes the results of a Canada wide survey to obtain residential electricity consumption for appliances, lights, and miscellaneous uses as well as the domestic hot water heater. The survey was undertaken to identify average electrical consumption.

The results show that the average Canadian electrical consumption for domestic hot water and for lights plus appliances is 14.1 and 17.0 kWh/day (or 5146 and 6205 kWh/year) respectively. The annual electrical energy consumption for appliances follows a monthly sinusoidal variation with an amplitude of 144 kWh. The modelling of appliance electrical energy consumption for any site would be appropriately addressed within the CMHC-2 program using these parameters.

ENVIRONMENTAL POLLUTION & CONTROL / POLLUTION DE L'ENVIRONNEMENT ET SON CONTRÔLE

41.
TITLE : CMHC Kitchener Townhouse Study of Soil Gas Ventilation as a Remedial Measure for Methane Entry into Basements
AUTHOR : CH2M Hill Engineering Ltd. for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1989, 2 vol.

The purpose of this study was to determine a solution to a methane problem in the basements of a group of townhouses situated near buried refuse in Kitchener, Ontario. Two different soil ventilation systems were used. On one row of townhouses, a series of soil gas extraction wells were implemented through the basement floor, while on another townhouse block, a buried perimeter ventilation system was used. Due to problems of soils with poor permeabilities, the perimeter ventilation system registered only marginal improvements. The gas extraction wells, however, could be strategically placed thereby effectively reducing methane concentrations by as much as 99 percent. Based on the results of this research, homes which are currently affected by methane migration and have similar soil characteristics can be remedied by soil ventilation processes.

42.
TITRE : Guide des vérifications de sécurité des cheminées : méthodes de vérification de la sécurité des cheminées d'habitations (Deuxième édition)
AUTEUR : Scanada - Sheltair Consortium Inc., pour la Division de la recherche, SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Ce guide décrit une série de méthodes visant à vérifier la tenue en service des cheminées d'habitations. Les vérifications de sécurité servent à repérer les maisons où des gaz de combustion peuvent s'introduire dans l'aire habitable en raison d'une évacuation défaillante par la cheminée. Ces vérifications sont conçues de façon à permettre de déceler la cause de la défaillance et de déterminer les mesures correctives à prendre. Le guide fournit une description détaillée de chacune de ces vérifications, ainsi que des instructions étape par étape sur la façon de les effectuer. Il comporte également des listes de contrôle et des formules de rapport pour faciliter l'exécution de ces essais.

Also available in English.

43.
TITLE : Indoor Air Pollutants : Types, Sources and Control
AUTHOR : Peter A. G. Russell for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1985

Indoor pollution sources are introduced and those relating specifically to residential buildings are highlighted. The 17 types of pollutants presently under review by Health and Welfare Canada for the purpose of establishing concentration criteria are discussed. Four contaminants are examined in some detail; moisture, products of combustion, off-gassing building materials, and radon. Means of controlling contaminants are introduced: change of habits, removal of source, substitution, sealing, containment, removal of emissions, dilution, and filtration. The paper concludes that improvements in indoor air quality can be achieved without elaborate knowledge or measures.

44.
TITLE : Indoor Air Quality Survey : CMHC IAQ Kit Instructions
AUTHOR : Ortech Corporation for CMHC
IMPRINT: Ottawa : CMHC, 1989

This booklet contains operating instructions and test procedures for the following indoor air quality instruments: PF-1 Formaldehyde Kit; AIMS Air Change Kit and Data Sheet; Drager Diffusion tubes for carbon dioxide; Drager hand pump and short duration tubes for carbon monoxide; RAD M-1 Surveymeters; RADPAC Charcoal Canisters; BLP Relative Humidity Kits; and Air Check Nitrogen Dioxide Kits.

45.
TITLE : Proposed Research Study for Plumbing Noise Control in Canadian Buildings : Client Report for Canada Mortgage and Housing Corporation
AUTHOR : A.C.C. Warnock, Institute for Research in Construction, National Research Council Canada
IMPRINT: Ottawa : CMHC, 1989

This report contains a research proposal to investigate the effects of a number of measures on noise levels emanating from plumbing systems. The measures to be evaluated are: the use of copper and plastic pipe of different diameters; changes in water pressure; the use of resilient mounting for pipes and drywall; the use of sound absorbing material in wall cavities; and the differences between wood and steel stud systems.

46.
TITRE : Qualité acoustique, isolation et intimité des immeubles d'habitation en copropriétés ; rapport final
AUTEUR : Christian Martel sous la direction de Jean-Gabriel Migneron
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1989 (Programme de recherche extérieure)

Ce projet veut dégager les principaux problèmes rencontrés en matière d'isolation acoustique des condominiums. Il vise surtout à examiner le comportement acoustique des éléments de la construction tels que les murs mitoyens et les planchers entre les logements.

Les effets de l'épaisseur et de la masse des divisions, et du type de revêtement de sol ont été étudiés en mesurant:

- L'isolement au bruit aérien d'un mur mitoyen et d'un plancher dans un sens de propagation;
- L'isolement au bruit d'impact à l'aide d'un marteau normalisé; et
- Le temps de réverbération au tiers d'octave dans tous les locaux en vue du calcul des indices d'isolement normalisés.

Selon les résultats, les murs mitoyens sont les plus problématiques. Les planchers se comportent dans l'ensemble un peu mieux aux bruits aériens, mais les bruits d'impact sont souvent négligés, surtout pour les planchers légers, continus, et recouverts de céramique ou de linoléum.

47.
TITLE : Radon Exposures in Fredericton Area Houses and Wells : Final Report, 1988
AUTHOR : Stanton T. Friedman for the Research Division, Policy Development and Research Sector, CMHC
IMPRINT: Ottawa : CMHC, 1988 (External Research Program)

More than 200 measurements were made of the radon levels in randomly selected Fredericton area homes using charcoal packets typically exposed for 3 days in basements. Radon levels in well water from 36 of these homes were also determined using a liquid scintillation technique and homeowner collected water samples.

The study discovered that: 1) Cold weather radon levels in 50 homes were on the average higher than warm weather values for

the same homes. 2) While both water and airborne radon levels varied greatly, none of the water levels exceeded 35,000 pCi/L of water which is well below dangerous levels. 3) The median airborne radon level was 2.70 pCi/L with 30% being above 4 pCi/L and 3.5% above 20 pCi/L. 4) The maximum survey level was 45.6 pCi/L.

The radon exposures were similar to those determined in numerous recent large surveys in Maine and in other parts of the USA. Overall, they are much higher than those determined in the City of Fredericton during a 1978 summertime, daytime, "grab sample" survey. Country homes had higher levels of radon, with a median of 3.45 pCi/L and 45% exceeding 4 pCi/L.

48.
TITLE : Research Project on the Noise Isolation Provided by Floor/Ceiling Assemblies in Wood Construction
AUTHOR : MJM Acoustical Consultants for CMHC
IMPRINT: Ottawa, CMHC, 1989

This report presents the results of the first phase of a research project on sound isolation provided by floor/ceiling assemblies in wood construction. The main objective was to investigate the acoustical performance of different materials to be incorporated from the underside of the floor/ceiling assemblies. These include the sound absorptive materials in the floor cavity along with ceiling finishes and installation methods.

Resilient furrings are highly recommended in the construction of floor/ceiling assemblies separating dwellings. Doubling the mass of a drywall ceiling installed on resilient furrings leads to an improvement of roughly 5 dB in the STC rating and in the transmission loss at all frequencies. However, the most efficient way of improving the performance of an existing floor/ceiling assembly is to build an additional ceiling under it.

49.
TITLE : Testing of Various Chimneys and Chimney Connectors at the CMHC-Owned Armstrong House : Final Report
AUTHOR : Charles LeMay and Gary O'Connor for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1989

The performance of six different chimneys was monitored at a test house. A test protocol was drawn up to ensure that weather would not influence the measurements. Temperature, static pressure, and carbon dioxide concentration in the flue gas were monitored

continuously during each test. Based on the test results for that house and furnace, the following conclusions were reached:

1. The smaller 100-mm chimneys spilled combustion gases for excessive periods of time at furnace start up. The larger chimneys (150 to 175-mm) had little start up spillage.

2. The loss of flue gas heat in warming up the cold chimneys reduced the "effective insulation" value on all chimneys during a typical 8 minute run.

3. Better insulated chimneys had shorter condensation periods and attained operating conditions faster.

4. Insulated chimney connectors contributed to increased chimney performance.

5. The one uninsulated masonry chimney had an excessive duration of condensation.

The testing also showed that low-frequency combustion pulsations from the oil furnace used could contribute to indoor air pollution. An attempt was made to compare the data collected in these tests with results from CMHC's FLUESIM computer simulation model. This was not successful.

FIRE PREVENTION / INCENDIES — PRÉVENTION

50.
TITLE : Analysis of the Cost Benefits of Installing Fire Sprinklers in Houses (Phase II) : The Cost of Saving Property and Lives by Fire Sprinklering New Houses
AUTHOR : A.T. Hansen and R.E. Platts, Scanada Consultants Limited for CMHC
IMPRINT: Ottawa : CMHC, 1989

The purpose of this study is to determine whether or not it is economically feasible to mandate the installation of fire sprinklers in new houses. The cost-benefit analysis, based on data from Canada and the United States, is approached from a societal point of view rather than from an owner's or renter's perspective.

Since new houses are already much safer than old houses, and since the cost to save one life through installing sprinklers in new houses varies from $38 million to $95 million per year, the economic feasibility of the proposal is questionable. The consultants recommend alternative strategies such as targeting safety measures to high risk housing, developing child proof match dispensers, and increasing the fire safety characteristics of upholstery, drapery, and bedding.

HANDICAPPED / HANDICAPÉS

51.
TITLE : An Assessment of Provincial Legislation, Building Regulations and By-Laws as a Barrier to Housing People with Disabilities
AUTHOR : HSP Humanité Services Planning Ltd.
IMPRINT: Ottawa : CMHC, 1988 (External Research Program)

The purpose of this paper was to determine the extent to which provincial legislation, building codes, and zoning by-laws in Alberta impede the full integration of people with disabilities into a normal residential community setting. Research was conducted in three areas : a review of the current literature, an analysis of Land Use By-Laws in 12 Alberta municipalities, and a survey of key members in the rehabilitation and planning fields.

The survey of key informants, like the review of zoning by-laws for Alberta supported the findings of the literature review : persons with disabilities are still not unconditionally welcome in "normal" residential neighbourhoods. The consultant recommends that discriminatory provisions be deleted from current municipal zoning by-laws; and programs be undertaken to educate both the general public and municipal planners.

HEATING & VENTILATION / CHAUFFAGE ET VENTILATION

52.
TITLE : Attic Air Change Testing : Protocol Development : Final Report
AUTHOR : Buchan, Lawton, Parent Ltd.
IMPRINT: Ottawa, CMHC, 1989

This report describes the development of a test procedure for measuring air changes in attics using a tracer gas. Nine tests were conducted in two phases. The first phase of the test involved twelve time-averaged sampling locations and four injection locations. For the second phase, an alternative manifold injection system was used. The number of sampling locations was reduced and the injection locations were increased.

The methodology employed for the research proved to work well, but further refinement of the injection system is needed.

53.

TITRE : Étude expérimentale du comportement thermodynamique de plaques héliocaptrices en aluminium, sans vitrage, et proposition d'un revêtement architectural capteur pour assister une pompe thermique au chauffage d'un habitat unifamilial

AUTEUR : Louis Carrier

ADRESSE

BIBLIOGRAPHIQUE: Mémoire (M.Arch.) - Université Laval, 1988 (Programme de bourses d'études)

Cette recherche fait partie d'un projet en cours à l'Université Laval, et avait pour objectif de déterminer si une plaque sans vitrage pourrait subvenir aux besoins énergétiques d'un système solaire hybride en série (capteurs - stockage - pompe thermique).

Une première expérience servit à évaluer la performance de plaques captrices sans vitrage en conditions réelles, soit à la verticale sur la paroi sud d'une construction exposée au climat hivernal. Peintes en noir mat, ces plaques absorbent l'énergie qu'elles transmettent au fluide qui y circule. Il fut ainsi déterminé qu'un rendement de 60% pouvait être atteint. Une seconde expérience visait l'observation du comportement de plaques absorbantes sans vitrage en fonction de leurs formes et du revêtement couvrant ces plaques.

Les résultats indiquaient qu'un capteur solaire vertical, sous la forme d'un panneau composite en aluminium et en polyuréthane, de type écran pare-pluie pourrait desservir une pompe thermique.

54.

TITLE : Final Report for Field Investigation of Domestic Hot Water Tanks as Space Heating Appliances

AUTHOR : Rick Thrall and William J. Mayhew, Howell Mayhew Engineering Inc.

IMPRINT: Ottawa : CMHC, 1989

This project investigated the condition of three domestic hot water tanks that have been in service, in the Northwest Territories for six years, as combination hot water and space heating appliances. An assessment of the overall condition of the tanks, including the degree of deterioration and/or corrosion of the liner, the condition of the burner, and the quality of the water was carried out. The cost effectiveness of utilizing domestic hot water tanks as space heating appliances was also analyzed.

The inspection of the domestic hot water tanks showed little evidence of deterioration of the tanks beyond what would be expected after six years of normal service. The glass liners were intact and the anodes remained effective. The cost analysis showed that the capital, installation, and maintenance costs for providing space heating with a domestic hot water tank are lower than those for conventional systems.

The report recommended that a formal application be made to the Canadian Standards Association, to approve domestic hot water tanks as hydronic space heating appliances in residential applications.

55.
TITLE : Improved Make-Up Air Supply Techniques : A Report
AUTHOR : Buchan, Lawton, Parent Ltd. for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1989

This report describes the evaluation of existing systems and the development of an improved system to provide make-up air for combustion and ventilation purposes. This new system is based on controlling flow by sensing pressure differences across the building envelope. A lightweight, flexible diaphragm translates slight pressure differences (2-3 Pa) into an electrical signal via a light-operated switch. The signal is used to control one or a combination of fans, duct heaters, and dampers.

The make-up air control was designed to operate a two-stage fan and a duct heater. The system was installed in a house and monitored to determine its ability to meet the minimum flow and pressure requirements. The study found the proposed approach to make-up air supply effectively met these requirements. Its simple construction and operation provide a cost-effective solution to the make-up air problem.

56.
TITLE : Residential Gas Combustion Venting Issues Forum : Final Project Report
AUTHOR : Resource Integration Systems Ltd., for CMHC
IMPRINT: Toronto : Resource Integration Systems Ltd., 1987

This final project report outlines the activities undertaken by Resource Integration Systems in its capacity as Forum co-ordinator on behalf of CMHC, the Canadian Gas Association, and the Heating, Refrigerating and Air Conditioning Institute.

57.
TITLE : A Survey of Ventilation Systems for New Housing
AUTHOR : Chris Mattock and David Rousseau, Habitat Design & Consulting Ltd.
IMPRINT: Ottawa : CMHC, 1988 (External Research Program)

This study surveys ventilation systems for new housing, particularly with respect to new building code requirements and the CSA draft Ventilation Standard F 326. The study emphasizes the approaches, systems, and hardware in current use; assesses design requirements, cost, and comparative merit of systems; and identifies information and technology gaps, field problems, and new directions.

Eleven different systems are evaluated. The characteristics, advantages, disadvantages and typical costs of each system are described. Of particular interest to contractors is a listing of equipment suppliers.

58.
TITLE : The Wood/Gas Forum Report (Revised)
AUTHOR : The Canadian Wood Energy Institute
IMPRINT: Ottawa : CMHC, 1989

The purpose of the report is to provide a brief overview of the Wood/Gas Forum which took place on June 11 and 12, 1989, in Toronto. It describes the technical sessions on fireplace and chimney function offered by CMHC and presents the findings of four research projects. The report also includes an overall evaluation of the event as well as recommendations for future Forums.

HOMELESSNESS / SANS-ABRIS

59.
TITLE : Finding the Way Home : A Response to the Housing Needs of the Homeless Women of the Downtown Eastside, Vancouver
AUTHOR : Jane Wycliffe Nesbitt Kinegal
IMPRINT: Thesis (M. Arch) - University of British Columbia, 1989 (Scholarship Program)

The primary objective of this study is to develop a facility program for a project meant to respond to the array of needs of the disadvantaged and/or distressed homeless women of the Downtown

Eastside which respond to physical, mental and social health problems, to poverty, and to the need for housing have been briefly described. Appropriate models have been recommended which would serve to fill gaps in the existing network, where such gaps have been identified. The outcome of the exploration is a program for a first stage housing project tailored to meet the needs of women without homes in the Downtown Eastside.

60.
TITLE : Housing the Homeless and Poor : New Partnerships Among the Private, Public and Third Sectors
AUTHOR : Edited by George Fallis and Alex Murray
IMPRINT: Unpublished Manuscript, 1989. Available from University of Toronto Press, 5201 Dufferin St., Downsview, Ont., M3H 5T8

This book contains papers which were presented at a symposium (The Canadian Conference to Observe IYSH), held in Ottawa in 1987 and sponsored by the Canadian Real Estate Association and CMHC. The book examines the history and causes of homelessness in Canada and the response of Canadian society to it. It also discusses the capacity of the private sector, the third sector, and of municipalities to meet the needs of the homeless.

The consensus of the various authors is that the response to homelessness must be small scale and flexible, as well as sensitive to local housing market conditions and to the diverse needs of homeless individuals. Several solutions are proposed: partnership agreements among one or more levels of government, private institutions, and non-profit groups; income assistance for the poor; assisted housing; and community development.

HOUSE CONSTRUCTION / HABITATIONS -- CONSTRUCTION

61.
TITLE : Advanced Planning and Control Technologies for Housing Construction
AUTHOR : Alan D. Russell
IMPRINT: Ottawa : CMHC, 1989 (External Research Program)

The research objectives of this project were threefold:

1. To explore the use of advanced planning technologies and computer graphics for defining and evaluating alternative construction plans through the mechanism of case studies;

2. To develop a process for updating which accounts for changes in activity sequencing, activity durations, delays and acceleration of work and scope changes, and for evaluating and selecting appropriate corrective action; and

3. To examine useful ways for representing project experience in order to create a knowledge base for the development of an expert system.

The application domain for the research work was multi-storey residential construction, with the overall goal being to generate improved processes and tools for time management of the construction phase.

One of the main findings of the study was that projects are poorly scoped, especially for subtrade work. The level of detail typically employed was insufficient to identify coordination interfaces and to pinpoint problem sources and solutions.

62.
TITLE : Canada's Woodlands and House Framing
AUTHOR : Forintek Canada Corp. for the Research Division, Policy Development and Research Sector, CMHC
IMPRINT: Ottawa : CMHC, 1983

This study examines the factors influencing change in the wood products industry in Canada. Background information is provided on the future supply of Canadian construction lumber and on recent developments in the area of wood composite research. Possible changes to methods of framing and construction are discussed. The benefits of integrating wood composites with non-wood materials such as plastics, metals, foam, etc. are also presented. The report recommends that new, cost-effective wood composites which conform to optimum design specifications be developed for residential housing.

63.
TITLE : Development and Testing of a Composite Wood Stud
AUTHOR : J. Alexopoulos, Forintek Canada Corp.
IMPRINT: Ottawa : CMHC, 1984

The objective of this study was to develop a composite wood stud that meets the building requirements of energy-efficient homes. Several models of the "I" type design were prepared and consideration was given to design, adhesive type, thermal bridging, bending strength and stiffness, nailing properties, durability, versatility, and ease of assembly. The best stud model was selected and thermal and racking tests were performed.

The composite studs performed as well or better relative to 38-mm x 89-mm solid wood studs in terms of bending properties and racking strength. The composite studs showed somewhat greater tendency to split during nailing and displayed higher absorption and thickness swelling during prolonged soaking in water. Fitting the studs with polystyrene sections did not increase thermal resistance of the wall significantly. According to the cost benefit analysis, the composite stud can be an efficient and cost-effective alternative to built-up 38-mm x 89-mm and 38-mm x 140-mm solid studs in constructing energy-efficient homes.

64.
TITLE : The Housing Industry : Perspective and Prospective : The Changing Housing Industry in Canada, 1946-2001
AUTHOR : Clayton Research Associates Limited with assistance from Scanada Consultants Limited
IMPRINT: Ottawa : CMHC, 1988, 6 vol.

This study, which consists of a Summary Report and five working papers, examines the evolution of the housing industry in Canada during the postwar period; the ways in which it adapted to change; and the ways in which it might adapt in the future.

Working Paper One, The Evolution of the Housing Industry in Canada, 1946-1986 examines the characteristics of the housing industry in the mid-1980s, how these differ from the industry immediately after the Second World War and the changes that occurred during the intervening period.

Working Paper Two, The Evolution of the Housing Production Process, 1946-1986 undertakes a similar analysis of housing technology. It examines the technology of housing production in the mid-1980s, compares this to the technology of the immediate postwar period and analyzes the changes over the postwar period.

Working Paper Three, The Housing Industry and the Economy in Canada, 1946-1986 explores the relationship between the output of the housing industry and the overall economy over the postwar period, including the use of the housing sector as a tool of federal monetary and fiscal policy.

Working Paper Four, The Housing Industry and Change explores the responsiveness of the housing industry to changes in its external environment and examines the widely held perception that the industry is unresponsive to change.

Working Paper Five, The Housing Industry in the Future explores the major factors expected to shape the housing industry during the

1986-2001 period and the likely responses of the industry's technology and structure.

The Summary Report highlights the major findings of the five working papers.

Aussi disponible en français.

65.
TITRE : L'Industrie du logement, perspectives et prospectives: l'évolution de l'industrie du logement au Canada, 1946-2001
AUTEUR : Clayton Research Associates Limited avec l'aide de Scanada Consultants Limited

ADRESSE BIBLIOGRAHPIQUE: Ottawa : SCHL, 1988, 6 vol.

Cet ouvrage qui comporte un résumé complet et cinq documents de travail examine l'évolution de l'industrie du logement au Canada depuis la fin du dernier conflit mondial; analyse l'adaptabilité de l'industrie du logement face aux changements à son environnement externe; et étudie les facteurs susceptibles d'influencer l'industrie à l'avenir.

Le document de travail numéro 1, L'évolution de l'industrie du logement au Canada, 1946-1986, étudie les caractéristiques de l'industrie du logement vers le milieu des années 80, comment celles-ci diffèrent de celles qui prévalaient dans cette industrie juste après la deuxième guerre mondiale et les changements qui survinrent dans l'intervalle.

Le document de travail numéro 2, L'évolution de la production de logements entre 1946-1986, entreprend une analyse semblable de la technologie du logement. Il se penche sur la technologie de la production de logements vers le milieu des années 80 et la compare à la technologie utilisée juste après la deuxième guerre mondiale et étudie les changements qui se sont produits pendant la période d'après-guerre.

Le document de travail numéro 3, L'industrie du logement et l'économie au Canada, 1946-1986, étudie les rapports entre la production de l'industrie du logement et l'économie générale pendant la période d'après-guerre, y

compris l'utilisation du secteur du logement comme outil des politiques fiscales et monétaires fédérales.

Le document de travail numéro 4, L'industrie du logement et le changement, analyse l'adaptabilité de l'industrie du logement face aux changements à son environnement externe et se penche sur la notion largement répandue que l'industrie réagit mal au changement.

Le document de travail numéro 5, L'avenir de l'industrie du logement, étudie les facteurs principaux susceptibles d'influencer l'industrie du logement au cours de la période 1986-2001 et l'adaptation prévisible de la technologie de production et de la structure de l'industrie à ces facteurs.

Le Rapport résumé souligne les conclusions principales de ces cinq documents de travail.

Also available in English.

66.
TITRE : Perméance des matériaux de construction à l'air : rapport succinct
AUTEUR : Air-Ins Inc.
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Le but de ce projet était de proposer et de vérifier une méthode d'essai visant à déterminer la perméance des matériaux de construction à l'air. La vérification des résultats obtenus s'est faite en appliquant la méthode d'essai à des plaques perforées et à des matériaux de construction. Au total 126 échantillons de 36 matériaux de construction ont été mis à l'essai en suivant cette méthode, à des pressions différentielles variant entre 25 et 100 Pa.

L'étude a démontré que :

- La méthode d'essai pouvait mesurer, avec une exactitude raisonnable, les débits d'air se situant entre 0,005 et 30 L/Sec-m^2.

- À des pressions différentielles variant entre 25 et 100 Pa, le débit d'air à travers les matériaux de construction était surtout laminaire.

Also available in English.

67.
TITLE : Reclaiming the Attic : Final Report Prepared for Canada Mortgage and Housing Corporation
AUTHOR : Roger Willoughby-Price, Pari Azarm Motamedi ...et al., The Hulbert Group
IMPRINT: Ottawa : CMHC, 1989

The purpose of this report is to examine the potential for utilizing attic space for habitation and to determine the technologies and costs involved in achieving this potential. The report identifies different types of attic space; describes technological advancements related to the provisions of attic space; and assesses the limits of current technology. The study concludes that various systems or components of systems already on the market could provide a suitable attic structure. Moreover, according to the results of the economic analysis, it is less costly to provide for expansion in an attic space than to build an on-grade addition.

68.
TITRE : Répertoire des publications et des vidéos à l'intention des constructeurs: document destiné à aider les constructeurs d'habitations à résoudre leurs problèmes techniques et à améliorer leurs connaissances et compétences techniques
AUTEUR : Scanada Consultants Limited pour la SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Ce répertoire vise à aider les constructeurs d'habitations à résoudre leurs problèmes courants de façon pratique et à améliorer leurs connaissances techniques. Les descriptions des publications et des vidéos figurant dans le répertoire sont regroupées, par titre, selon leur sujet principal: le béton et la maçonnerie; les plaques de plâtre; l'économie d'énergie et l'isolation; les revêtements de sol; les fondations; les charpentes et la menuiserie; la qualité de l'air et la ventilation; l'aménagement paysager; l'humidité; les pare-air et les pare-vapeur; les couvertures; les appareils de chauffage autonomes et les installations à l'eau chaude; les portes et les fenêtres.

Also available in English.

69.
TITLE : A Report on Behaviour of Brick Veneer/Steel Stud Tie Systems
AUTHOR : Robert G. Drysdale and Michael J. Wilson for the Project Implementation Division, CMHC
IMPRINT: Ottawa : CMHC, 1989

Brick Veneer/Steel Stud wall ties were tested under various conditions of adjustability and with different types of exterior support including sheathing. Over 500 individual tension and compression tests on twelve different commonly used wall ties were reported. The results presented include both the ultimate load carrying capacity of the wall ties and the stiffness values over a serviceability performance range.

The research results indicate that the lower bounds of both stiffness and capacity of some wall ties, resulting from different degrees of adjustment, attachment locations or installation practices are insufficient to satisfy present performance recommendations. Recommendations on limits to the amount of adjustability and on the development of appropriate tie standards are also included in this report.

70.
TITLE : Report on Trade Experiences for Woodframe Construction and Building Products
AUTHOR : Edwin (Ted) E. Buswell for CMHC
IMPRINT: Ottawa : CMHC, 1989

This report provides an overview of the marketing strategies and concepts used by the Canadian wood frame construction industry to promote low-rise wood frame housing in international markets. The report discusses the exportation of timber frame construction techniques, building materials, products, equipment, and associated technology. It also examines the various phases of successful market development overseas. The report comments on the marketing philosophy and methods of the industry and evaluates future prospects for wood frame construction and building products.

71.
TITLE : A Study of Industry Adjustment : The Kingston Residential Construction Industry, 1976-1987
AUTHOR : John Linhardt
IMPRINT: Master of Urban and Regional Planning. Kingston, Ont.: School of Urban and Regional Planning, Queen's University, 1989 (Scholarship Program)

This report examines the changing structure of the Kingston single family housebuilding industry between 1976-1987, with particular

reference to the adjustments made by individual firms and the industry as a whole during the 1981-1982 recession.

The results of the report indicate that the Kingston single family housing industry underwent marked changes over the course of the study period. During the recession the number of builders in the industry declined dramatically, and those remaining in the market reduced their scale of operations. Many builders expanded into hitherto neglected areas of construction, such as renovations and commercial construction. Since 1983, the general recovery in the economy has triggered a housing boom in the Kingston area. As a result, the number of firms in the industry increased from 15 in 1982 to 64 in 1987.

In general, the study found that builders who survived the last recession are aware of the limitations inherent in the single family housing market and are making the necessary adjustments to ensure their survival.

72.
TITLE : Survey of Exterior Sheathing Practices
AUTHOR : Forintek Canada Corp. for CMHC
IMPRINT: Ottawa : CMHC, 1983

To document current performance, a survey of sheathing practices in some areas of eastern Canada was carried out. A preliminary search of newspapers in St. John, N.B. and St. John's, Nfld. for instances of wall failures identified two disastrous windstorms. Despite the widespread destruction they caused to properties, there was not a single case of failure reported by the media which could be attributed to racking. However, roofs had been blown off during the storms revealing a deficiency in roof system anchorage practices.

73.
TITLE : Technology Transfer and Innovation in the Canadian Residential Construction Industry
AUTHOR : Jacques Rostenne, James F. Hickling Management Consultants for CMHC
IMPRINT: Ottawa : CMHC, 1989, 2 vol.

The objectives of this project were to :

- Describe the workings of the technology diffusion process;
- Identify how circumstances influence the pace of adoption of new residential construction technology; and
- Identify the factors conducive to technology diffusion.

17 case studies were chosen to be representative of a cross section of various components, subject areas, and sources of innovations. Innovations were categorized according to whether they fell under the heading of building materials, building products, construction techniques, construction equipment, etc.

The results indicate that efforts to facilitate transfer must adopt a multi-pronged and fully integrated approach. This must take into account education and training, marketing, the interface with other components of the production process, and consideration of codes and standards.

Aussi disponible en français.

74.
TITRE : Le Transfert de la technologie et des innovations dans l'industrie canadienne de la construction résidentielle : rapport final

AUTEUR : Jacques Rostenne, James F. Hickling consultants en management ltd. pour la SCHL

ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1989, 2 vol.

Les objectifs de ce projet étaient:

- De décrire le fonctionnement du processus de diffusion technologique;

- D'identifier les circonstances qui influencent la vitesse d'adoption de nouvelles technologies dans l'industrie de la construction résidentielle unifamiliale; et

- D'identifier les éléments qui rendent plus facile la diffusion technologique.

17 études de cas ont été choisies parce qu'elles représentaient un bon échantillon des diverses composantes de l'industrie et des sources d'innovations. Les innovations ont été regroupées en termes de matériaux et produits de construction, techniques de construction et d'équipement etc.

Pour faciliter le transfert de la technologie dont le processus est complexe, on devrait adopter une approche à la fois concertée et pleinement intégrée. Il faut donc tenir compte de l'instruction et de la formation, de la

mise en marché et de l'interface qui existe avec les autres composantes du processus de production tout en respectant les codes et les normes imposés.

Also available in English.

HOUSING /LOGEMENT

75.
TITLE : The ETHOS Model
AUTHOR : Frank T. Denton ...et al., for Strategic Planning and Policy Development Division, CMHC
IMPRINT: Ottawa : CMHC, 1988

ETHOS (Employment Through Home Ownership Stimulation) is a microcomputer-based model designed for simulating the effects of a particular set of government policy instruments on the short-run behaviour of the housing construction industry and the incremental employment generated thereby. The instruments are cash grants to purchasers of new homes, interest-free loans to such purchasers, and subsidization to reduce mortgage interest rates.

Equations have been derived for: housing starts, housing stocks, vacancies, potential purchasers, house value, and a variety of other variables related to the housing market. A program has been written in Fortran to run on PC-compatible microcomputers. The parameters of the model have been assigned a standard set of values but users are free to change these values if they so wish. Details of the various parameters and their corresponding numerical values as well as examples of output are given in the report A Manual for the Use of ETHOS (Abstract No.85).

76.
TITRE : La SCHL : Profil
AUTEUR : R.J. Boivin
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1987

Il s'agit dans ce "Profil" d'un survol de l'histoire de la SCHL. On y trouve un recueil d'extraits de rapports et d'articles écrits à des périodes différentes par des personnes qui tracent l'évolution de la SCHL. Ce document est aussi une rétrospective chronologique - une histoire de la SCHL - qui permettra au lecteur de retrouver l'information souhaitée, de façon chronologique ou

alphabétique, par sujet ou par le nom de la personne ou des personnes qui ont joué un rôle significatif dans l'évolution de la Société.

Also available in English.

77.
TITRE : Besoins de logement spéciaux : une synthèse des recherches entreprises jusqu'à ce jour au Canada
AUTEUR : Richard Weiler, MaryAnn McLaughlin et Nahid Fagfhoury pour la SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Cette étude de synthèse comprend quatre éléments principaux: l'élaboration d'un contexte théorique pour les besoins de logement spéciaux permettant de classer les recherches existantes et d'analyser les questions de recherche primordiales; l'identification des recherches clés au Canada liées aux besoins de logement spéciaux; l'examen et l'analyse des recherches pertinentes; et l'élaboration de recommandations concernant l'orientation des recherches futures. Une importante bibliographie annotée sur cinq groupes de personnes ayant des besoins de logement spéciaux (femmes victimes de violence familiale; mères célibataires adolescentes; sans-abri; handicapés physiques; et handicapés mentaux) se trouve dans Annexe E du rapport.

Also available in English.

78.
TITLE : Canadian Housing Design Council : Awards for Residential Design 1985 = Conseil canadien de l'habitation : prix du modèle d'habitation 1985
AUTHOR : Canadian Housing Design Council for CMHC
IMPRINT: Ottawa : CMHC, 1985

This report lists the 1985 winners of the Governor General's Awards for Residential Design in special needs housing. Each project is described fully. Diagrams, photographs, and comments by the architect and jury are included.

These 1985 awards are the last that were made under CHDC's Housing Awards Program, since the Canadian Housing Design Council has disbanded.

79.
TITRE : Conseil canadien de l'habitation : prix du modèle d'habitation 1985 = Canadian Housing Design Council : Awards for Residential Design 1985
AUTEUR : Conseil canadien de l'habitation pour la SCHL
ADRESSE
BIBLIOGRAPHIQUE: Ottawa : SCHL, 1985

Ce document identifie les gagnants des Prix du gouverneur général 1985 pour l'architecture résidentielle dans le domaine des constructions à vocations particulières. La description de chaque projet comprend les remarques du jury et de l'architecte, des plans d'étages, et des photos.

Comme le Conseil canadien de l'habitation s'est dissout, les prix remis en 1985 ont été les derniers à être accordés en vertu du Programme de prix d'excellence en habitation.

80.
TITLE : A Consultation Paper on Housing Quality = Document de consultation sur la qualité de l'habitation
IMPRINT: Ottawa : CMHC, 1988

This paper deals with the quality of Canadian housing. It defines the concept of housing quality and reviews the federal government's involvement in housing quality. The paper also identifies the short term costs in improving housing quality along with its implications for access to housing and housing affordability.

81.
TITLE : Corporate Profile
AUTHOR : R.J. Boivin
IMPRINT: Ottawa : CMHC, 1987

This Corporate Profile provides an overview of CMHC. It contains excerpts from several reports and articles, written at different times, by various individuals who trace the evolution of CMHC. The document is also an historical retrospective - a Corporate Memory - structured in a manner to enable the reader to gain access to information either chronologically or alphabetically - by subject matter or by the name of key individuals who have contributed to the Corporation.

Aussi disponible en français.

82.
TITRE : Document de consultation sur la qualité de l'habitation = A Consultation Paper on Housing Quality

ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Ce document porte sur la qualité de l'habitation au Canada. Il définit ce qu'on entend par qualité de l'habitation et passe en revue ce que le gouvernement fédéral a fait jusqu'ici dans ce domaine. Le rapport identifie également les coûts à court terme qu'entraîne une construction de meilleure qualité et ses incidences sur l'accès au logement et l'abordabilité.

83.
TITLE : Housing, Land Regulation and Linkage : A Reply to Critics
AUTHOR : Michael E. Lytton
IMPRINT: Research Report (Master of Planning) - University of Virginia, 1989 (Scholarship Program)

Local municipalities in the United States are increasingly being driven to provide affordable housing. Related to this mandate is the recognition that non-residential development has a real and measurable impact on housing, which traditionally turns on the relationship between employment opportunities and housing. Within this context, linkage programs are discussed and evaluated. Rebuttals are offered to the most common criticisms of linkage from the standpoint of political feasibility, cost effectiveness, and economic efficiency.

The author advocates the linkage of a proportion of all development in a community to the creation of affordable housing.

84.
TITRE : Initiatives en matière de propositions et de recherche pour 1989

ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1989

Ce rapport résume brièvement les principales activités auxquelles le Secteur des propositions, de la recherche et des programmes de la Société canadienne d'hypothèques et de logement devait attacher beaucoup d'importance en 1989.

Also available in English.

85.
TITLE : A Manual for the Use of ETHOS (Employment Through Home Ownership Stimulation): A Computer Simulation Program
AUTHOR : Frank T. Denton...et al., for CMHC
IMPRINT: Ottawa : CMHC, 1988

ETHOS (Employment Through Home Ownership Stimulation) is a microcomputer-based model designed for simulating the effects of a particular set of government policy instruments on the short-run behaviour of the housing construction industry and the incremental employment generated thereby. Details of the derivation of the mathematical model are given in the report The Ethos Model (Abstract No.75). This report gives details of some of the parameters of the mathematical model, the corresponding variables in the computer program and the numerical values assigned to those variables by the authors. The user can of course use values different from those assigned in the report. Examples of tabular and graphical outputs that can be generated by the program are given.

86.
TITLE : The Meaning and Making of a Home
AUTHOR : Debra Soule
IMPRINT: Thesis (M.Sc.) - University of Guelph, 1988 (Scholarship Program)

This study explores the distinction between a "house" and a "home" and the processes by which a home is created. A sample of 12 women ranging in age from 21 to 86 was selected on the basis of residential tenure. The tenure groups included owners, renters, those residing in co-operative housing, and seniors living in an institutional setting.

The study came to the following conclusions:

1. The meaning of home differs in terms of the particular combination of qualities or characteristics that are said to define it. These qualities can be classified according to five categories: social needs; security and stability; self-expression; privacy and refuge; and comfort.

2. A person's conception of home is influenced by previous housing experience.

3. The creation of a home environment requires the active participation of the occupant. Ownership is associated with the highest levels of participation followed by co-op housing, rental accommodation, and institutional housing.

4. The more free standing the structure (i.e., the single family dwelling) the more likely it is to be attributed with home-like qualities.

87.
TITLE : Policy and Research Initiatives, 1989
IMPRINT: Ottawa : CMHC, 1989

This report presents a brief synopsis of the major activities which were to be given a high profile by the Policy, Research and Programs Sector, Canada Mortgage and Housing Corporation during the year 1989.

Aussi disponible en français.

88.
TITLE : Special Housing Needs : A Synthesis of Research Undertaken to Date in Canada
AUTHOR : Richard Weiler, MaryAnn McLaughlin, and Nahid Fagfhoury for CMHC
IMPRINT: Ottawa : CMHC, 1988

This synthesis study involved four major elements : the development of a conceptual framework for special housing needs to be used to organize research undertaken to date and to analyze critical research issues; the identification of key Canadian research related to special housing needs; a review and analysis of relevant research; and the development of recommendations for future research. An important annotated bibliography on five groups of people who have special housing needs (battered women, single adolescent mothers, the homeless, the physically disabled, and the mentally handicapped) can be found in Appendix E of the report.

Aussi disponible en français.

HOUSING CHOICE / CHOIX DES HABITATIONS

89.
TITLE : A Critical Evaluation of Exurbanization in Oxford County, Ontario
AUTHOR : Suzanne Davies
IMPRINT: Thesis (M.A.) - Queen's University, Kingston, Ont., 1988
(Scholarship Program)

Through a recent survey in Oxford County, Ontario, the magnitude of exurbanization, and the characteristics and motivations of

exurbanites are explored. The purpose is to determine whether exurbanites differ significantly from the rural non-farm population in socioeconomic status and motivations for moving to the urban field. The survey subjects are identified through property transaction records from 1976 to 1986.

The results of the research indicate that the majority of land transfers involved rural movers - primarily the result of local moves. Exurbanites represented almost two-fifths of all movers. However, they did differ significantly from the rural movers, for more exurbanites were of higher socioeconomic status. Their motivations for moving also differed. Two distinct processes of outward population movement are observed. The first is a preference for scattered rural residences motivated by quality of life considerations. The second, motivated by economic considerations, is an extension of the urbanization process into small towns and villages.

90.

TITRE : Évaluation sociale sur le choix suivant : favoriser l'habitation sur l'Île de Montréal (CUM), ou favoriser l'habitation sur l'Île Jésus (Ville de Laval) face au phénomène de "l'urban sprawl" dans la région de Montréal (1988-1996)

AUTEUR : Stéphane Thivierge

ADRESSE BIBLIOGRAPHIQUE: Rapport de recherche (M.Sc.) - Université de Montréal, 1989 (Programme de bourses d'études)

Cette étude coûts-bénéfices porte sur la région de Montréal, en se limitant à l'Île de Montréal (CUM) et à l'Île Jésus (Laval). Le but de l'étude est d'évaluer les coûts sociaux par habitant pour les deux localités. Ces coûts sociaux d'habitation sont représentés par les dépenses pour les postes suivants pour chaque île: 1) sécurité publique; 2) transport routier; 3) hygiène du milieu; 4) loisirs et culture; 5) transport en commun; 6)urbanisme et mise en valeur du territoire.

Les résultats indiquent qu'en suivant le scénario moyen de croissance de population pour la CUM et Laval, les coûts sociaux d'habitation pour Montréal s'élevaient à $3 256,59/habitant alors qu'à Laval ils s'élevaient à $2 111,25/habitant. En suivant un scénario de croissance de population fort pour Laval, les coûts sociaux d'habitation pour Laval montaient jusqu'à $2 672,57/habitant. Donc, le "projet" le moins coûteux, en terme de coûts sociaux d'habitation, est la localisation de population à Laval (en tenant compte des scénarios de croissance de population retenus).

HOUSING CONVERSION / CONVERSION D'HABITATIONS

91.
TITLE : The Conversion of Summer Homes to Permanent Residences and Its Impact on Local Government Provision of Services
AUTHOR : Gregory Rae Halseth
IMPRINT: Thesis (M.A.) - Queen's University, Kingston, Ont., 1989 (Scholarship Program)

This thesis focuses on the process of conversion of recreational cottages and property into commuter or retirement homes with year round residency in small vacation and resort communities. A case study of four townships in the Rideau Lakes region of Eastern Ontario is used to demonstrate how the conversion process is operating in rural recreational areas. Housing stock change through residential conversion is identified as being both an important element of local growth, contributing up to 30 percent of the change in the number of households within jurisdictions, as well as being a contributor to residential services expenditure patterns.

Through the mapping of building permits issued in the Rideau Lakes region, the geographic pattern of residential conversion activity is shown. Each of the case study jurisdictions presents differing rates and characters of growth, yet all four townships are experiencing conversion activity.

HOUSING FORECASTING & DEMAND / PRÉVISION ET DEMANDE DE LOGEMENTS

92.
TITRE : Évolution du marché immobilier et du risque hypothécaire au Québec métropolitain en 1988
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988

Ce rapport examine l'évolution du marché immobilier au Québec métropolitain en 1988 et son impact sur la marché d'assurance hypothécaire. Le rapport prévoit un ralentissement de l'économie et une baisse dans le marché de la revente et de la construction. Seuls les secteurs de Haute-ville et de Ste-Foy devraient connaître un haut niveau d'activité du marché d'assurance LNH.

HOUSING POLICY / POLITIQUE DU LOGEMENT

93.
TITLE : A Case Study of the Current Status and Municipal Planning Attitudes Towards Small Lot Detached Housing in York Region
AUTHOR : John T. Davidson
IMPRINT: A Current Issues Paper (Master's in Planning) - University of Toronto, 1989 (Scholarship Program)

This paper examines the current state of subdivision regulations for an affordable housing alternative (small lot detached housing) in six municipalities in the Ontario Regional Municipality of York (Markham, Vaughan, Richmond Hill, Aurora, Newmarket, and Whitchurch-Stouffville).

A survey of municipal planning attitudes suggests that municipal planners have a negative perception of the fiscal impact of small lot housing on municipal finances. The survey also indicates that the expected future use of small lot housing appears to be limited. Moreover, restrictive regulations lend support to the contention that the municipalities are not fully addressing the affordability issue.

94.
TITRE : Effets de la participation des municipalités à la production de logements pour le marché
AUTEUR : Marcel Gaudreau et Benoît Lacroix
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1988 (Programme de recherche extérieure)

Cette étude porte sur l'intervention directe des municipalités du Québec dans la production de logements destinés au marché. L'étude a pour objectif : d'identifier les raisons pour lesquelles les dix municipalités étudiées ont décidé d'intervenir dans le secteur de l'habitation rentable; d'établir la nature et l'étendue de l'implication des municipalités; et de mesurer l'impact de l'intervention directe des municipalités sur la forme des logements et de l'habitat.

Malgré un souci dominant de rentabilité fiscale et des effets de sélection sociale, les interventions directes comme instrument de contrôle du développement s'avèrent nettement supérieures aux instruments traditionnnels. Le principal avantage de ce type d'intervention est l'amélioration de la qualité du logement. Le principal problème posé par ce type d'intervention est une tendance à promouvoir des logements haut de gamme.

95.
TITLE : An Examination of the Effectiveness of Housing Policies for Rural Municipalities in Ontario
AUTHOR : Ruth Coursey
IMPRINT: Major Paper (M.Sc.) - University of Guelph, 1989 (Scholarship Program)

The purpose of this paper is to determine how effective rural communities have been in formulating housing policies in the past, and what mechanisms need to be developed to ensure that they can formulate and implement comprehensive housing policies in the future.

The Municipal Housing Statement (MHS) Program is examined to determine whether the program could be useful in helping rural municipalities to incorporate locally developed housing policies. Four rural municipalities which have participated in the Municipal Housing Statement Program are used as case studies (the Township of Erin, and the Towns of Durham, Palmerston, and Mount Forest). The findings show that participation in the MHS Program does not lead to the identification of municipal housing policies. Municipal representatives only identified the program as being useful for establishing short term social housing needs.

96.
TITLE : Housing, Free Markets and Commodification
AUTHOR : Michael Eric Lytton
IMPRINT: Research Report (Master in Planning) - University of Virginia, 1989 (Scholarship Program)

This report discusses the various shifts in American federal housing policy since 1945. It also analyzes the integral role of the market economy and the government's reliance on private enterprise to provide adequate housing for all Americans. This adherence to private enterprise is seen to be grounded in the mechanism of marketplace distribution of goods and services which regards housing not as an intrinsic social good, but rather as a source of private profit. The paper questions conventional supply-demand assumptions and finds them to be fundamentally flawed especially when applied to the low-income housing market.

97.
TITLE : The Municipal Role in Housing : A Case Study of Burnaby, British Columbia
AUTHOR : Lauri A. McKay
IMPRINT: Thesis (M.A.) - University of British Columbia, 1989 (Scholarship Program)

This thesis examines municipal involvement in housing policy and provision using Burnaby, B.C., as a case study. It focuses on those housing issues that have reached the municipal agenda in Burnaby on a recurrent basis, since 1960. Problems related to the provision of three types of housing (apartment development, social housing, and residential intensification) are outlined. An overview is also provided of four periods of "housing crisis" in Burnaby.

The research indicates that Burnaby's role in housing has been limited primarily to regulatory and zoning functions. The study recommends, however, that Burnaby expand its role in all aspects of housing since it will experience increasing pressure for rapid growth due to its proximity to Vancouver.

98.
TITRE : Notes de discours : politique canadienne de logement, 1967-1984
AUTEUR : George D. Anderson
COLLECTION : Conférences sur la politique du logement au Canada : troisième exposé
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1989

Ce discours présenté par M. George Anderson, président de la Société canadienne d'hypothèques et de logement porte sur l'histoire de la politique canadienne du logement de la fin des années 60 jusqu'au début des années 80. Il examine le degré d'intervention du gouvernement pendant cette période, l'émergence du troisième secteur; et la création des programmes de logement social et de remise en état.

Also available in English.

99.
TITLE : Policy and Research Issues in Self-Help Housing Production
AUTHOR : NORDCO Limited for the Strategic Policy and Planning Division, CMHC
IMPRINT: Ottawa : CMHC, 1989

The purpose of this report is to examine the policy implications of self-help housing production and to suggest directions for further

research. The report discusses the implications of self-help housing for social housing policy as well as issues related to self-help renovation and repairs.

The research indicates that self-help housing is a major source of new housing production in the Atlantic Region and is expected to be an important source in other provincial markets. Further research is recommended to determine the barriers to self-help housing in order to avoid initiatives and policies which would have a negative impact on self-help productions.

100.
TITLE : Speech Notes : Canadian Housing Policy, 1967-1984
AUTHOR : George D. Anderson
SERIES : Housing Policy in Canada Lecture Series : Number 3
IMPRINT: Ottawa : CMHC, 1989

This lecture, delivered by Mr. George Anderson, President of Canada Mortgage and Housing Corporation deals with the history of Canadian housing policy from the late 1960s to the early 1980s. It examines the degree of government intervention during this period, the emergence of the third sector, and the creation of social housing and residential rehabilitation programs.

Aussi disponible en français.

101.
TITLE : Swedish Housing Policies in the Context of Social Welfare Goals in Periods of Economic Restraint
AUTHOR : Satya Brink
IMPRINT: Ottawa : CMHC, 1987

This report provides an overview of Swedish housing policy and a description of policy instruments used by various levels of the Swedish government during periods of economic restraint. It identifies housing policy problems of common interest to both Canada and Sweden and highlights transferable strategies for developing effective policies within a social welfare context. Comparisons are also made between housing conditions in Canada and Sweden.

HOUSING SURVEYS / LOGEMENT — ENQUÊTES

102.
TITLE : Downtown Eastside Housing and Residents Survey (1987-88)
AUTHOR : Downtown Eastside Residents Association
IMPRINT: Ottawa : CMHC, 1989

The purpose of this survey is to examine the needs and aspirations of residents of Vancouver's Downtown Eastside. The study focuses on the demographics of the community, the quality of the existing housing stock, the issue of housing affordability, and the accessibility of amenities.

The findings of the survey indicate that the average Downtown Eastsider is a Caucasian male, 51 years old, living alone in a housekeeping room or hotel and whose monthly income is less than $439. In all likelihood, there is no bath, toilet, or shower in his unit and often no laundry or cooking facilities in the building.

In order to improve amenities and services, the report recommends the re-introduction of 56.1 programs coupled with additional funding from the Province of British Columbia and/or the City of Vancouver. Another solution would be the introduction of a new program to allow non-profit housing groups to purchase and operate existing hotels.

LAND USE / UTILISATION DU SOL

103.
TITRE : Enquête sur l'usage des compilations de terrains développables dans les municipalités pour la régulation de l'offre de terrains destinés à la construction résidentielle
AUTEUR : DCH Consultants Inc. pour la Division de la recherche, SCHL
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1984

Cette enquête s'inscrit dans le cadre d'un projet plus vaste dont l'objet était d'examiner les modes de régulation de l'offre de terrains dans les municipalités

du Canada. L'objectif de l'ensemble du projet était de rassembler et de diffuser les connaissances sur les méthodes et techniques actuelles de régulation de l'offre de terrains urbains.

L'enquête s'est déroulée en trois étapes: l'établissement d'une liste des services d'urbanisme municipaux à prendre en compte; l'établissement et l'essai du questionnaire; et la distribution du questionnaire d'enquête.

Selon les réponses des 87 grandes municipalités touchées par cette étude, les enquêtes sur les terrains non viabilisés et sur les lots sont grandement utilisées comme outil de régulation de l'offre de terrains destinés à la construction résidentielle. La raison la plus courante pour laquelle les municipalités tiennent des inventaires des lots est d'aider à la planification des infrastructures. Les deux autres grandes raisons sont de cerner les pénuries de l'offre de terrains et de recueillir des données d'entrée pour les décisions d'approbation des lotissements.

Also available in English.

104.
TITLE : Housing on Industrial Lands : The Need for Comprehensive Planning and Appropriate Design
AUTHOR : Toozie Dyck
IMPRINT: Current Issues Paper (M.Sc. in Planning) - University of Toronto, 1989 (Scholarship Program)

Various cases were examined to see if consistent guidelines could be established to assist planners in coping with the interim problem of land use change in a declining or re-zoned former industrial area. An important finding was that although many problems are highly site specific, there are certain fundamental problems for which solutions are transferable i.e. noise; deficiencies in municipal services; insufficient parkland; lack of visual amenity; and general incompatibility with adjacent residential uses.

A case study of land use change in a mixed industrial-residential area was undertaken in the Knox-Eastern planning area of East Toronto. Of special interest is an assessment of residential development strategies for 61 Leslie Street, a former drum reconditioning plant.

105.
TITLE : Monitoring Urban Development in the City of Scarborough, Metropolitan Toronto, July, 1986 to June, 1987 Employing Spot XS Earth Satellite Data
AUTHOR : Larry R. G. Martin
IMPRINT: Ottawa : CMHC, 1989 (External Research Program)

This study examined the capabilities of SPOT XS high spatial resolution imagery as part of a larger effort to develop an accurate, cost-effective method of monitoring rural-to-urban land conversion employing earth satellite imagery.

The study method consisted of detecting change in SPOT XS images between July, 1986 and June, 1987 for the City of Scarborough study area. Both visual change detection and computer based change detection methods were applied to the comparison of separate images for different dates, and to the analysis of multidate, composite images. Accuracy assessments of the four change detection approaches were presented and discussed. Overall accuracies of 80% and change detection accuracies (pertaining to change classes only) of 62% were obtained from the visual comparison of two false colour composite images and from the examination of a multidate, composite image modified by supervised classification. These levels of accuracy were not appreciably different from those obtained from earlier studies for the same area using Landsat MSS imagery.

106.
TITLE : The Spatio-Temporal Dynamics of Forest Islands Within the Regional County Municipality of Champlain, Quebec
AUTHOR : Stephen Monette
IMPRINT: Thesis (Master of Landscape Architecture) - University of Guelph, 1989 (Scholarship Program)

The purpose of this study was to investigate the spatio-temporal dynamics of forest remnants and their attributes within the Regional County Municipality of Champlain, Quebec. Forest units for 1964 and 1983 were digitized from forest inventory maps into a geographical information system (SPANS). Various attributes of the forest remnants were measured and overlays were performed within SPANS to assess forest loss between 1964 and 1983. Predictions were also made of future forest losses.

Most forest loss in the developed fringe was due to residential development and occurred mainly to edge habitat type. In the future, 63% of forest land will be on land zoned for agriculture and recreation. However, 37% will be in conflict with residential, industrial, commercial, and office land. The significance of these findings with respect to the maintenance of the ecological integrity of the region is also discussed.

107.
TITLE : A Study of Urban Land Supply Management Instruments in Canada
AUTHOR : DCH Consultants Inc. for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1984

The purpose of this report is to review the various instruments used in managing the supply of urban land in Canada. Four urban land supply management instruments are examined: land supply planning instruments (statutory plans and capital works programs); instruments for regulating supply (subdivision regulations and zoning by-laws); instruments for monitoring supply (lot inventory surveys, Land and Infrastructure Mapping Program, Landsat imagery mapping); and instruments for supplying land (public land assembly and development). The effectiveness of each land supply management technique is evaluated and appropriate ways of improving each instrument are proposed.

108.
TITLE : Survey of the Use of Municipal Lot Inventories for Residential Land Supply Management
AUTHOR : DCH Consultants Inc. for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1984

This survey was conducted as part of a larger project to examine current municipal land supply management practices in Canada. The goal of the overall project was to consolidate and disseminate knowledge about current practices and techniques used in the management of urban land supply.

The survey process included three tasks: the compilation of a list of municipal planning departments to be surveyed; the preparation and testing of the questionnaire; and the administration of the survey.

According to the 87 large municipalities surveyed in this study, raw land lot inventory surveys are widely used as a tool for managing the supply of residential development land. The most common reason given by municipalities for conducting lot inventories is to assist in infrastructure planning. Two other strong reasons are to pinpoint shortages in the land supply and to provide input for making subdivision approval decisions.

Aussi disponible en français.

MOISTURE PROBLEMS / HUMIDITÉ

109.
TITLE : Developmental Version of the Roofdry Model : Final Report
AUTHOR : Scanada Consultants Limited
IMPRINT: Ottawa : CMHC, 1989

This small project concerned the development of a computer program, ROOFDRY, to model energy, air, and moisture movement in cathedral ceilings. The program was adapted from the existing CMHC WALLDRY, but with a different orientation. The consultant also investigated the use of another program, AHM, which looks at humidity levels in open attics.

Both programs are operational, but are fairly crude and will benefit from refinement.

110.
TITLE : A Procedure for Determining Airtightness Characteristics of Attic Spaces: Final Report
AUTHOR : Sheltair Scientific Ltd. for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1989

This report describes a procedure for determining the airtightness characteristics of attic spaces. The procedure is used to study the mechanisms of moisture removal from attic spaces. The measurement procedure involves two tests using a two-fan blower door.

The procedure was field tested and appears to be suitable for most types of new and existing homes. Standard blower door equipment requires modifications and specialized accessories for this purpose. A complete equipment list and an equipment set-up schematic is provided.

MORTGAGES AND HOUSING FINANCE / HYPOTHÈQUES ET LOGEMENT -- FINANCES

111.
TITLE : The Planning, Financing and Construction of Single Family Dwellings in Colchester County, Nova Scotia
AUTHOR : Mary Bishop
IMPRINT: Thesis (Master of Urban Rural Planning) - Technical University of Nova Scotia, 1985 (Scholarship Program)

The objective of this study was to examine the nature of single detached dwelling (SDD) construction in Nova Scotia and to compare the results with those of the other Atlantic provinces. A survey of households who had acquired a new SDD between 1981 and 1983 was conducted in Colchester County, Nova Scotia, using building permit records. The survey identified household and housing characteristics, the nature of the construction process, and the way in which households financed their new homes.

Results show that households gain access to homeownership by reducing total construction costs through sweat equity, obtaining land from family, and living with relatives during construction. Financing is done by using a variety of sources such as savings, regular income, and short term bank loans. The implications of this type of construction are discussed in relation to housing policy and the economy of the Atlantic region.

112.
TITLE : Survey of Lenders : Financing Options for Self-Builders and Self-Contractors
AUTHOR : Don Ference & Associates Ltd. for CMHC
IMPRINT: Ottawa : CMHC, 1989

A national survey of private lenders was conducted with representatives of banks, credit unions, and trust companies in order to investigate the financing options and obstacles associated with the self-builder and self-contractor in terms of personal attributes and the characteristics of their homes. The criteria used by financial institutions in evaluating loan applications and the various instruments used to finance self-help housing projects were examined in detail.

No consensus emerged on whether institutional barriers impeded self-contractors and self-builders in obtaining adequate financing. However, a significant proportion of the lenders were against increased involvement of the government in this sector.

NATIVE PEOPLES / AUTOCHTONES

113.
TITLE : Agricultural Potential on Indian Reserves in Ontario
AUTHOR : Joseph Phillip Nicholson
IMPRINT: Thesis (Master in City Planning) - Massachusetts Institute of Technology, 1989 (Scholarship Program)

This thesis, written in the form of a professional report to the Indian Agricultural Program of Ontario (IAPO), presents a case for increasing the level of attention paid to agricultural opportunities on Indian reserves in Ontario. Using available economic indicators as well as findings from an IAPO-commissioned survey of currently active Indian farmers, the thesis demonstrates the potential importance of expanded farming activity within the reserve economy context. Employing data on land capability for agriculture, from Environment Canada's Canada Land Inventory, together with statistics on the nature and intensity of farming in local counties surrounding or adjacent to Indian reserves, the thesis provides a preliminary estimate of the potential number of full-time farm operations (or equivalent part-time) which might be sustained on Indian reserves at levels consistent with local county norms. The thesis also addresses some of the most significant barriers and obstacles standing in the way of successful development of the full agricultural potential on Indian reserves, and of potential roles for the IAPO in helping Indian farmers to overcome them.

114.
TITLE : Housing Indian Elders On-Reserve
AUTHOR : Randy Pecarski, Margaret Eberle and David Hulchanski of David Nairne & Associates Ltd.
IMPRINT: Ottawa : CMHC, 1989 (External Research Program)

This report examines the issues surrounding the provision of elders housing on B.C. Indian reserves, using the senior citizen's complex of the Lytton Indian Band as a case study. The nature and the magnitude of the housing needs of Indian elders as well as the means of addressing those needs are explored. The methodology consists of a literature survey, a review of federal housing policies and programs as they relate to the elderly, and a demographic analysis.

The findings suggest that the availability of adequate funding is a key issue in the provision of elders housing, as are special problems associated with small, fragile elderly populations living in rural areas. The strengths and weaknesses of the Lytton project are investigated and provide useful background information for those planning on-reserve housing for the elderly.

115.
TITLE : Management Training Needs of Urban Native Housing Projects
AUTHOR : Peter Holland
IMPRINT: Ottawa : CMHC, 1988 (External Research Program)

This research investigated the need for management training of the senior staff and/or the directors of the urban native housing projects assisted by CMHC under various sections of The National Housing Act. The major hypothesis postulated that a majority of urban Native Housing Corporations would have experienced problems in the effective management of their portfolio within the first 3 years of operation. This descriptive research project collected qualitative data by means of questionnaires administered to Housing Managers of 14 urban Native Housing Corporations in 6 provinces of Canada, and compared those responses with the replies to 14 similar questionnaires completed by regional CMHC staff, each knowledgeable about one native organization.

82 percent of the respondents indicated that they thought current and future staff could benefit from training in management systems. Violations in the terms of the Operating Agreement and difficulties in the area of financial record-keeping systems were found to be problem areas.

THE NORTH / LE NORD

116.
TITLE : CMHC /EMR Northern Initiatives : R-2000 Home Program Technology Project, Northwest Territories Housing Corporation Technical Support
AUTHOR : R.P. Sinha and R.L. Duncan for the Project Implementation Division, CMHC
IMPRINT: Ottawa : CMHC, 1989, 9 vol.

In 1987, CMHC and Energy, Mines and Resources Canada (EMR) established a joint venture for the purpose of providing technical support to the Northwest Territories Housing Corporation. Several technical projects were initiated to respond to building problems in the North, including : the establishment of a Secretariat for the North Committee; a compendium of technical information on housing in the North; identification of oil-fired heating systems for the Northern climate; field evaluations of -40 C HRVs and passive ventilation systems ; monitoring of wood moisture content in Northern building envelopes; the thermal resistance testing of wall sections; and a field survey of window and door hardware suitable for use in the Arctic.

The document which consists of a summary report and 8 appendices presents brief status reports on the various activities completed to March 31, 1989, as a result of this joint venture.

117.
TITLE : A Community Base for Northern Development
AUTHOR : Jessie Hayward Hill
IMPRINT: Thesis (M.A.) - University of British Columbia, 1989 (Scholarship Program)

This study is a critical investigation of existing and alternative approaches to development in Canada's Northwest Territories. The analysis of development approaches is premised on the assumption that fundamental development will be the product of local guidance and self-determination. Staple theory, a model of economic growth led by the extraction and export of primary resources, is used to describe various prescriptions for development. An Anarchist formulation of staple theory provides a theoretical foundation for an alternative, community-based approach to northern regional development.

118.
TITLE : Final Report to CMHC of the Multi-Point Space Frame Foundation Monitoring and Analysis
AUTHOR : Reid Crowther & Partners Limited for the Project Implementation Division, CMHC
IMPRINT: Ottawa : CMHC, 1989

This report deals with the foundation field monitoring and theoretical computer analysis of the multi-point supported space frames erected for residential structures in Hay River and Fort Franklin, N.W.T. The intent is to determine the load sharing capability of a multi-point space frame bearing on flexible supports compared to a rigid support system that theoretically would result in overstressing the soil and frame members.

It was demonstrated through computer analysis and simulations that the space frame does provide an adequate support for year round conditions. The introduction of foam springs under the supports facilitates the redistribution of loads and relieves some of the frost heave pressures. In order to optimize frame member and footing sizes, further testing in a controlled environment and field monitoring of loads transferred through the members and footings with strain gauges is recommended.

119.
TITLE : In Situ Testing of the Thermal Performance of Wall Sections in N.W.T.
AUTHOR : G.K. Yuill and Associates Ltd. for CMHC
IMPRINT: Ottawa : CMHC, 1989

This project to evaluate the thermal performance of composite wall sections in Arctic housing was carried out over the 1988/89 heating season in Rankin Inlet, Northwest Territories. It involved in situ testing in four housing units that were of different styles and constructed in different years.

The performance testing included inspections using infrared thermography equipment and continuous monitoring using guarded hot box calorimetry instrumentation. The results from testing wall sections in four housing units suggest that significant reductions in insulating value of composite wall sections have not occurred. The measured RSI values in three of the four houses were found to be in line with theoretical calculations.

120.
TITLE : Northern Ventilation Project: Data Collection and Report for Iqaluit, N.W.T.
AUTHOR : Ferguson, Simek, Clark, Engineers and Architects, for CMHC
IMPRINT: Ottawa : CMHC, 1988

Four commercial Heat Recovery Ventilators were installed in a four-plex in Iqaluit, N.W.T. in 1986, to evaluate the long term field performance of various air-to-air heat exchangers in a high Arctic environment. The primary objective of the project was to determine whether the air-to-air heat exchangers would provide adequate ventilation in order to lower excessive humidity levels in the units.

The study came to the following conclusions:

1. The reliability of the HRVs tested in this project deteriorated beyond -20 degrees Celsius, and under blizzard and white-out conditions.

2. The HRVs were able to reduce the levels of relative humidity in dwellings, regardless of operational problems.

PUBLIC/SOCIAL HOUSING / LOGEMENT SOCIAL

121.
TITRE : Analyse de l'Opération 20 000 logements de la Ville de Montréal et de ses principales réalisations
AUTEUR : Benoît Lacroix
ADRESSE BIBLIOGRAPHIQUE: Mémoire (Maîtrise en Urban Planning) - Université McGill, 1989 (Programme de bourses d'études)

L'objet de ce mémoire est d'examiner l'Opération 20 000 logements de la Ville de Montréal et d'évaluer la qualité de l'aménagement physique des projets associés à ce programme.

Les recherches démontrent que l'Opération a élevé la municipalité au rang de promoteur d'immobilier et a permis à celle-ci d'exercer un contrôle étroit sur toutes les phases de la production des logements. Quant au nombre de logements, l'Opération a atteint son objectif au terme de l'horizon prévu. La clientèle rejointe par l'Opération est nettement plus diversifiée que ne l'indiquaient les objectifs initiaux (familles à revenu moyen, jeunes ménages, ménages sans enfants, et ménages à revenu modeste)

L'analyse de l'aménagement physique indique que les principales réalisations de l'Opération sont caracterisées par une uniformité architecturale, physique, et fonctionnelle prononcée. Des options d'aménagement inadéquates quant aux espaces verts et aux densités d'occupation ont engendré une sous-utilisation du sol.

122.
TITLE : An Analysis of Social Housing Procurement Technique Performance
AUTHOR : J. Taggart for the Social Housing Group, CMHC
IMPRINT: Ottawa : CMHC, 1987

The purpose of this analysis was to compare the relative performance of three basic approaches to project development - General Contract, Design Build and Turnkey, and Construction Management. Performance was defined in terms of the capital costs of all projects in a category as a percentage of the cumulative Maximum Unit Price (MUP) in order to control for variations in unit mix and location.

The study shows that Construction Management had the lowest overall cost (measured as a percentage of MUP) with 88.1 % as compared to General Contract at 94.9 % and Design Build-Turnkey at 97.8 %.

123.
TITLE : Guidelines on the Appropriateness and Implementation of Tenant Management at Subsidized Housing Projects
AUTHOR : Community Resource Services (1984) Ltd., for CMHC
IMPRINT: Ottawa : CMHC, 1988

These guidelines aim to provide guidance to Canadian housing agencies which are considering implementing tenant management. The guidelines outline the major experiences of tenant management in the U.S. and Britain, list prerequisites for the successful use of tenant management, and describe the steps necessary to consider in undertaking a tenant management scheme.

The appendices provide a short annotated list of selected readings and identify Canadian housing groups with experience which may be of assistance to agencies seeking to implement a tenant management scheme.

124.
TITLE : Public Housing Evaluation : Assessment Report
IMPRINT: Ottawa : Program Evaluation Division, CMHC, 1987

This assessment report establishes the terms of reference for evaluating the Public Housing Program. It identifies evaluation issues which could be examined, outlines a range of evaluation approaches which could be pursued, and recommends a preferred strategy for the evaluation.

125.
TITLE : Regeneration of Regent Court Federal/Provincial Housing Project, Regina, Saskatchewan
AUTHOR : Professional Standards Division, CMHC
IMPRINT: Ottawa : CMHC, 1987

This report describes the roles of federal, provincial, and municipal agencies in the regeneration of Regent Court, a public housing project in Regina, Saskatchewan. Regent Court was experiencing serious difficulties as a result of the physical deterioration of its buildings which led ultimately to social disintegration on the part of the tenants.

Preliminary studies were undertaken to assess the physical condition of the buildings from the point of view of energy conservation, infrastructure, and the suitability of dwelling units in meeting tenants' needs. The report outlines the major project improvements, the costs involved, and the organizational aspects of coordinating the roles of the various participants.

126.
TITLE : The Sale of Council Housing in Britain and Its Implications for Low-Income Households
AUTHOR : Larry R. Orr
IMPRINT: Thesis (M.Sc.) - London School of Economics, 1989 (Scholarship Program)

In 1980 the Conservative government introduced a policy to sell council housing to sitting tenants. As one element in an overall programme designed to diminish the role of local authorities in the provision of housing, the "Right to Buy" policy had considerable implications not only for the local authority housing sector but also for those low-income households which rely on public sector housing. The sale of council housing under the "Right to Buy" policy has effectively resulted in a reduction in the supply of council housing and less range and suitability of remaining stock. It is the conclusion of this paper that this situation, combined with recent socioeconomic trends and changes within the housing system overall, has contributed to an increased hardship for low-income households in trying to secure suitable accommodation.

127.
TITLE : Social Policy Commissions : A Review of Findings and Implications for Housing
AUTHOR : Michael J Prince, University of Victoria for CMHC
IMPRINT: Ottawa : CMHC, 1989

This report reviews fifteen social policy documents produced by parliamentary committees, government commissions, task forces and departments, covering the period from the early 1940s to the late 1980s. Most of the documents, nearly all of which are federal government reports, focus on matters of income security. The study highlights the importance of housing concerns in the documents and identifies their implications for the public provision of assistance for shelter needs. The general view from these social policy commissions is that, even with more effective income supplementation and support programs, specific housing assistance in the form of various supply initiatives are needed for low-income and other special need households.

REAL ESTATE DEVELOPMENT / DÉVELOPPEMENT IMMOBILIER

128.
TITLE : The Price of Serviced Residential Land in the Toronto Area During 1977-86
AUTHOR : Mohammad A. Qadeer
IMPRINT: Ottawa : CMHC, 1989 (External Research Program)

The purpose of this study is to analyze the price trends of serviced residential lots in registered subdivisions of Metro Toronto and the surrounding suburbs for the period 1977-86. The study also examines the relationship between house and land prices and probes for the determinants of land prices.

Residential land prices, though fluctuating yearly, show a mild upward trend over the ten year period and a marked upward tendency from 1985 onward. The core sector consisting of North York, Etobicoke, and Scarborough has the highest land prices. The northern sector (Markham, Richmond Hill, and Vaughan) has the second highest prices, followed by the western sector (Mississauga and Brampton). The eastern sector (Pickering and Ajax) has the lowest land prices.

The study concludes that the level of prices in the land market is determined by the regional macro-economy and the expectation of the behaviour of the property market; whereas the differences in the price of various lots are determined by their locational characteristics.

REAL PROPERTY & TAXATION / PROPRIÉTÉ IMMOBILIÈRE — IMPÔTS

129.
TITLE : Alternatives to the White Paper Proposals
AUTHOR : J.A. Johnson for CMHC
IMPRINT: Ottawa : CMHC, 1988

The main objective of this study was to identify alternatives to the White Paper Proposals. A secondary objective was to assess the extent to which housing has contributed to the problems in the existing manufacturers' sales tax system.

The report includes an analysis of the various multi-stage sales tax designs in relation to housing. In this analysis, each tax

design is evaluated in terms of fairness, economic growth, and administrative and compliance costs. Once alternatives have been identified, they are compared to the White Paper proposals.

The author found that there are three politically acceptable alternatives to the White Paper Proposals: zero-rating and exemption of housing sales; taxing the one-time sale of all housing; and exempting land, direct labour, and housing sales.

130.
TITLE : The Treatment of Residential Housing Under a Multi-Stage Tax: Alternatives to the June 1987 White Paper Federal Sales Tax Reform Proposals
AUTHOR : Robin W. Boadway and Neil Bruce for CMHC
IMPRINT: Otttawa : CMHC, 1988

This report examines the White Paper Proposals and identifies four main alternatives to them: 1) treating residential housing as a tax free supply; 2) applying the tax to the structure only and not to the land; 3) duplicating the status quo by taxing building materials only; and 4) including new housing and the first sale of existing housing in the tax base.

The first two options are perceived to have no economic rationale; the third leaves the housing market as it is and avoids transition difficulties. The fourth alternative achieves the objectives described in the White Paper but avoids the negative feature of transferring wealth from the housing "have-nots" to the housing "haves". The authors also suggested special treatment of mortgage finance under the sales tax in order to mitigate the liquidity difficulties associated with large "up front" tax payments if housing is to be included in the tax base.

RENTAL HOUSING / LOGEMENT LOCATIF

131.
TITRE : Le Bail d'un logement : analyse de la jurisprudence
AUTEUR : Thérèse Rousseau-Houle et Martine de Billy
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1989 (Programme de recherche extérieure)

Cette étude vise à examiner la jurisprudence de la Régie du logement afin de dégager le rôle que joue ce tribunal administratif dans l'interprétation et l'application du droit régissant les propriétaires et les locataires de

logements d'habitation. Il s'agit surtout d'une analyse comparative des décisions rendues par la Régie du logement et des jugements émanant des tribunaux judiciaires.

Les résultats de l'étude démontrent que la Régie a joué un rôle évolutif dans l'interprétation des droits et des obligations des parties au bail d'habitation. Quant à l'application des règles du Code civil relatives au bail de logement, la Régie a su circonscrire sa juridiction et assurer par ses décisions une continuité assez remarquable étant donné la diversité des affaires qui lui sont soumises.

132.
TITLE : Economic and Social Impacts of Subsidized Rental Starts in the Greater Vancouver Area, 1975-1985
AUTHOR : Marvin Alan Kamenz
IMPRINT: Thesis (M.A.) - University of British Columbia, 1989 (Scholarship Program)

This thesis investigates some of the economic and social impacts of seven programs aimed at stimulating rental housing construction in the Greater Vancouver Area between 1975 and 1985. Three of the programs characterized a market-welfare approach to housing stimulation (the Multiple Unit Residential Building Program, the Assisted Rental Supply Plan, and the Canada Rental Plan). The remaining programs characterized a social-welfare approach - Section 15.1 Non-Profit Program, Section 34.18 Co-op Program and Section 56.1 Non-Profit and Co-operative Housing Program.

Four categories of economic impacts are analyzed: rental stock growth, economic displacement, multiplier effect and employment generation. In terms of social impacts, two categories of local community impacts are examined: those attributable to the characteristics of households occupying program housing and those attributable to program housing location (i.e. single family areas, medium to high density areas and areas of gentrification).

The thesis research suggests that in relation to the social welfare programs, the economic and social costs associated with the market-welfare programs were extremely high. Furthermore, the rental status of the market-welfare units has been threatened by condominium conversion.

RESIDENTIAL DEVELOPMENT / AMÉNAGEMENT RÉSIDENTIEL

133.
TITLE : Creating Suburbia : Processes of Housing Production and Consumption in Toronto, 1911-1941
AUTHOR : Ross Hunter Paterson
IMPRINT: Thesis (Ph.D.) - York University, Downsview, Ont., 1988 (Scholarship Program)

The central focus of this study is the land development and house building industries and their pivotal role in creating segmented residential environments in early twentieth-century Toronto. The study is divided into two parts. Part one presents the conceptual framework for the study and examines the historical evolution of the land development and house building industries. The second section contains an empirical analysis of suburban development in Toronto from the turn of the century to the advent of the Second World War. Five different subdivision types are examined in detail : Lawrence Park, Monarch Park, Danforth-Woodbine, Silverthorn Park Addition, and the Parsons Estate.

134.
TITLE : An Evaluation of Alternative Fiscal Impact Assessment Procedures : A Study of an Inner-City Residential Development Project
AUTHOR : Arthur Richard Philip Anderson
IMPRINT: Thesis (Master of Planning) - Queen's University, Kingston, Ont., 1989 (Scholarship Program)

This thesis examines the fiscal impact of an inner-city residential development in Kingston. It makes use of three different cost projection techniques and calibrates each procedure to estimate the impact of the development. It also evaluates the variables that comprise the inputs to the models to determine the most important aspects of costs and revenues associated with growth. This generates additional insights into the cost of residential development in a community.

135.
TITLE : Responding to Future Housing Needs : Residential Intensification in Single-Family Neighbourhoods
AUTHOR : Janet Mai-Lan Lee
IMPRINT: Thesis (M.A.) - University of British Columbia, 1989 (Scholarship Program)

This study explores the planning issues, political problems, and overall dynamics of residential land use intensification using

Greater Vancouver as a case study. The community reactions to two types of intensification are considered : planned government initiatives such as large-scale housing developments on vacant or underutilized land; and unplanned private activities i.e. - illegal secondary suites, extremely large "monster" houses, and ultra-thin houses.

The study finds that planning for intensification has not been particularly successful and is likely to remain controversial since it challenges traditional notions of community and neighbourhood stability. Higher densities will only be accepted if planners minimize the negative impacts of intensification and encourage small-scale incremental changes.

RESIDENTIAL REHABILITATION / REMISE EN ÉTAT DES LOGEMENTS

136.
TITLE : An Application of the Ontario Heritage Act : The Review of Alteration Applications by the Local Architectural Conservation Advisory Committee City of Kingston
AUTHOR : Janet Catherine Wong
IMPRINT: Master of Urban and Regional Planning. Kingston, Ont. : School of Urban and Regional Planning, Queen's University, 1989 (Scholarship Program)

Through content analysis of the minutes for the City of Kingston Local Architectural Conservation Advisory Committee (LACAC), this study attempts to identify the actual limitations placed on owners who wanted to make alterations to heritage significant properties under sec.33 of the Ontario Heritage Act.

The findings indicate that local interpretation of the Ontario Heritage Act is important to the limitations that are placed on owners of heritage significant properties. LACAC considers any type of exterior physical change to property which does not constitute cosmetic or maintenance practices to be an alteration, and includes addition, rehabilitation, restoration, conservation, advertising, and service changes. However, LACAC has recommended most alterations for approval to Council; has been flexible in the materials required for review; and has consistently addressed its concerns for heritage features and building style by advising the applicant of alternative solutions.

137.
TITLE : Consumer Information Report on Renovation
AUTHOR : Consumers' Association of Canada
IMPRINT: Ottawa : CMHC, 1989

This report presents the results of a survey which was conducted to determine the amount and quality of information available to the consumer in the area of home renovation. The survey reveals that while homeowners have access to an over-abundance of well researched information, the availability of materials is not consistent in all regions of the country, and subject selection appears to be controlled by provider mandate and not by consumer demand. As a result, practical advice on the rehabilitation of older homes is virtually unavailable.

The report suggests that more work needs to be done to achieve a better balance between information supply and demand. At the moment, only two information sources are doing a better than average job of responding to consumers' needs: building supply retailers and educational institutions offering renovation courses.

138.
TITLE : An Economic Analysis of Home Improvement Expenditures under RRAP
AUTHOR : MaryAnn Mather McLaughlin
IMPRINT: Thesis (Ph.D.) - Cornell University, 1984 (Scholarship Program)

The purpose of this study was to examine expenditures for home improvements by participants in the Residential Rehabilitation Assistance Program (RRAP) in Canada. The study differs in three significant ways from previous research in home improvements : it includes consideration of institutional borrowing constraints and of the interest rate on borrowed money; it has a dollar value for the labour equity used; and it examines the level of a household's participation in a program.

139.
TITLE : Final Report on the Public Consultations on Residential Renovation in Canada = Rapport définitif de la consultation publique sur la restauration des logements au Canada
IMPRINT: Ottawa : CMHC, 1989

The objective of the consultation on residential renovation was to solicit advice on: the appropriate role of government in private renovation markets; and modifications to the Residential Rehabilitation Assistance Program to ensure that it operates as an effective social housing program.

According to the consensus which emerged from the consultation process the federal government should advocate high standards of home maintenance; produce and disseminate information on home repairs; educate consumers about their rights and obligations when hiring contractors to do renovations; and support the private renovation industry.

As for modifications to RRAP, A Consultation Paper on Housing Renovation suggested cost-effectiveness, equity, and targeting efficiency as criteria for assessing alternative program designs.

140.
TITRE : Patrimoine résidentiel du Grand Plateau Mont-Royal : sondage des résidents
AUTEUR : Christophe Caron et Marthe St-Louis, Groupe d'intervention urbaine de Montréal
ADRESSE BIBLIOGRAPHIQUE: Montréal : Groupe d'intervention urbaine de Montréal,1984 (Programme de recherche extérieure)

En 1982, le Groupe d'intervention urbaine de Montréal a effectué un sondage sur les caractéristiques et les conditions du logement et du milieu de vie du Grand Plateau Mont-Royal. Ce rapport analyse les parties du sondage touchant le logement et la démographie, et vise principalement à illustrer l'impact du processus de rénovation résidentielle sur les 4 quartiers étudiés (Mile-End, Mercier, St-Louis, et Milton-Parc), autant sur le plan physique qu'au niveau socio-économique.

Les données indiquent que la population du Plateau Mont-Royal est en mutation et que l'arrivée des nouveaux résidents est en train d'en modifier le profil socio-économique. En plus, les résidents moins favorisés subissent les conséquences de la "revitalisation", de l'embourgeoisement, et des hausses d'évaluation et/ou de loyer subséquentes à l'amélioration du milieu physique.

141.
TITRE : Patrimoine résidentiel et milieu de vie : sondage des résidents du Plateau Mont-Royal et de Milton Parc : rapport final
AUTEUR : Christophe Caron, Groupe d'intervention urbaine de Montréal
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1983 (Programme de recherche extérieure)

Ce rapport de synthèse présente, de façon succincte, l'ensemble des résultats d'un sondage que le Groupe

d'intervention urbaine a effectué sur les caractéristiques et les conditions du logement et du milieu de vie du Grand Plateau Mont-Royal. L'objectif principal du sondage était de déterminer l'impact du processus de rénovation résidentielle sur 4 quartiers de Montréal: Mile-End, Mercier, St-Louis, et Milton-Parc.

142.
TITLE : The Process of Gentrification : The Example of Private Housing Renovation in Don Vale, Toronto
AUTHOR : Joanne M. Sabourin
IMPRINT: Thesis (Ph.D.) - York University, Toronto, 1988 (Scholarship Program)

The objective of this study is to examine the process of housing renovation in Don Vale, a neighbourhood in Toronto which has been subjected to gentrification since the second half of the 1960s. More specifically, the study attempts to describe and evaluate the less tangible aspects of neighbourhood change which involve the sale of property, mortgage financing, and capital investment in the housing stock.

The volume of real estate transactions and the number of building permits issued reveal three phases of renovation activity in Don Vale. The first phase which lasted until 1973 is characterized by a progressive increase in the volume of real estate transactions and the involvement of speculator-renovators in the housing market. The second phase (1974 - 1977) is characterized by a sharp decrease in real estate activity brought on by the Ontario Land Speculation Tax Act. The third phase is characterized by a resurgence of real estate activity in spite of rising mortgage interest rates.

The study also shows that institutional lending increased as the character of renovation became more extensive and as the value of housing increased.

143.
TITRE : Rapport définitif de la consultation publique sur la restauration des logements au Canada = Final Report on the Public Consultations on Residential Renovation in Canada
ADRESSE BIBLIOGRAPHIQUE: Ottawa : SCHL, 1989

La consultation sur la restauration des logements au Canada visait à solliciter des avis sur: le rôle que le

gouvernement devrait jouer dans les marchés privés de la restauration; et les modifications qu'il faudrait apporter au PAREL pour en assurer l'efficacité en tant que programme de logement social.

D'après le consensus qui s'est dégagé de la consultation, le gouvernement fédéral devrait préconiser des normes élevées d'entretien des maisons, produire et diffuser des renseignements sur les réparations, informer les consommateurs de leurs droits et obligations lorsqu'ils confient des travaux de restauration à des entrepreneurs, et soutenir l'industrie privée de la restauration.

Quant aux modifications au PAREL, Le Document de consultation sur la restauration des logements proposait d'évaluer les formes possibles de programme en partant des critères d'efficience, de traitement équitable des bénéficiaires et d'efficacité du ciblage.

144.
TITRE : Rénovation domiciliare et développement rural : intervention gouvernementale, représentation sociale et pratique de rénovation de l'habitat dans l'Est du Québec
AUTEUR : René Dumont
ADRESSE
BIBLIOGRAPHIQUE: Mémoire (M.A.) - Université du Québec à Rimouski, 1989 (Programme de bourses d'études)

Cette recherche vise à examiner la nature de la rénovation domiciliaire en milieu rural, les liens qu'elle entretient avec les processus de développement, de même que la prétendue urbanisation qu'elle semble révéler. Elle vise également à mettre en perspective les motivations de la rénovation qui sont à la base des choix de localisation résidentielle.

Une enquête a été menée auprès des personnes ayant effectué des rénovations dans deux communautés rurales québécoises (Esprit-Saint et le Bic). Le but de cette démarche était d'une part de mesurer les représentations sociales de l'habitat des personnes rencontrées, et d'autre part de vérifier de quelle manière les représentations se transposaient en comportement effectif de rénovation de l'habitat.

145.
TITLE : Renovation Information for Consumers: Catalogue
AUTHOR : Consumers' Association of Canada for CMHC
IMPRINT: Ottawa : CMHC, 1989

This catalogue, produced by the Consumers' Association is divided into three sections. The first section lists titles of pamphlets, booklets, brochures, and fact sheets dealing with all aspects of residential rehabilitation. The second section contains the titles of audio-visual aids. The third section is devoted to renovation courses offered by schools or colleges. All titles for each section are listed alphabetically under each province or territory. However, publications and videos produced by the federal government or national bodies can be found under the separate heading - "National".

146.
TITLE : Residential Renovation Data
AUTHOR : Clayton Research Associates for CMHC
IMPRINT: Ottawa : CMHC, 1989

Clayton Research was commissioned by CMHC to prepare a review of the existing data series on residential renovation in Canada and to identify areas where additional data would be useful. Six types of renovation data are examined and suggestions for potential improvement are put forth. Among the consultant's recommendations are : the creation of a renovation bulletin which would compile the data already available into one source; improvements to the activity data; the presentation of the FAMEX data in a different format; a renovation input structure which would identify renovation work as a distinct sector; and a change to Statistics Canada Census of Construction to identify renovation contractors as a sector distinct from new construction.

147.
TITLE : A Review of Research on Residential Renovation
AUTHOR : Hussein Rostum ...et al., TEEGA Research Consultants for the Research Division, CMHC
IMPRINT: Ottawa : CMHC, 1989

The main objective of this study was to provide guidance for establishing priority areas on which to focus activities and resources for future research on residential renovation. The methods used were: a literature survey of renovation research carried out in Canada in the past decade; interviews with specialists; and the development of a computer database to consolidate the compiled information. Six broad categories of residential renovation research were examined: 1) the role of

government vis-à-vis financial mechanisms and regulatory standards; 2) industry structure and market studies; 3) the economic impacts of residential renovation; 4) housing conditions and needs; 5) technology research and technology transfer; and 6) other areas such as training and information dissemination.

148.
TITLE : A Study of the Residential Renovation Industry in Nova Scotia : Final Report
AUTHOR : DPA Group Inc. for CMHC
IMPRINT: Ottawa : CMHC, 1988

The objectives of this study were to conduct exploratory research and acquire comprehensive data regarding the past and future structure and capacity of the residential renovation industry in Nova Scotia. The study involved four phases: a survey of Nova Scotia households; preparation of a comprehensive data base of residential renovation industry participants in the province of Nova Scotia; a renovator's survey; and case studies, consisting of a dozen in-depth interviews with industry firms.

The study concluded that the renovation industry will continue to play an important role in the residential market in spite of a variety of problems. Improved skills training for renovators, the adoption of a standard industry contract or warranty, and a higher degree of regulation for the industry were recommended.

149.
TITLE : Trends in Home Renovation : Consumer and Producer Perspectives
AUTHOR : Trudi E. Bunting and Mieke Kesik-Delfgaauw for CMHC
IMPRINT: Ottawa : CMHC, 1989 (External Research Program)

This report analyzes the growth in renovation activity from 1976-86 in Kitchener, Ontario in order to develop a complete picture of home renovation practices in households who have recently moved to inner-city or suburban neighbourhoods. It also provides information on the business practices of renovation firms in the area.

The results show that relatively high rates of home renovation correlate directly with a household's socioeconomic status - in terms of income, occupation, and education. Overall, renovation work undertaken by new purchasers results in a substantial improvement to the housing stock, even when renovations are minor. Information obtained from renovation firms reveals structural problems within the industry and the proliferation of smaller companies with shaky business practices.

TRANSPORTATION / TRANSPORT

150.
TITLE : Auto Versus Transit : The Modal Choice Decision in Commuting to a Suburban Commercial Centre in Greater Vancouver
AUTHOR : Gene M. Chin
IMPRINT: Thesis (Master of Urban and Regional Planning) - Queen's University, Kingston, Ont., 1989 (Scholarship Program)

This research examines commuting behaviour in Greater Vancouver in the face of changing land use patterns within Canadian metropolitan areas. It looks at modal choice decision in commuting to suburban commercial employment centres using Metrotown, a Regional Town Centre in Burnaby, as a case study. It also examines the use of public transit (buses and light rapid transit systems such as the SkyTrain) and the use of automobiles as modes of transport for suburb-destined commuters.

The data reveals that the private motor vehicle is still the dominant commuting mode to Metrotown despite improved transit service. Its relative convenience is cited as the major reason for its use.

WASTE DISPOSAL / EAUX USÉES ET DÉCHETS

151.
TITLE : Assessment of the Takla Landing Contour Trench Wastewater Disposal System
AUTHOR : NovaTec Consultants Inc., for CMHC, Environment Canada, Health & Welfare Canada, Indian and Northern Affairs Canada, and Takla Lake Band
IMPRINT: Ottawa : CMHC, 1989

A two year monitoring study of a community contour trench wastewater system was carried out at Takla Landing, B.C. The principal objective of the study was to evaluate the effect of three trench bottom surface infiltrative media with regard to their ability to enhance the formation of a biomat. The three media were : synthetic geotextile, the in situ material (a moderate to highly permeable sand/gravel), and a specified sand. Wastewater, groundwater, and biomat samples were collected and analyzed.

The contour trench functioned satisfactorily from a wastewater renovation standpoint, with little or no deterioration of the

surrounding groundwater quality. However, problems were encountered with regard to uneven flow distribution along the length of the trench. The results also indicated that there was no statistically significant difference between the three surface infiltrative media on the wastewater renovation characteristics of the trench.

152.
TITLE : Siting Waste Disposal Facilities in Host Communities : Impacts and Acceptance
AUTHOR : Christopher Andrew Zeiss
IMPRINT: Thesis (Ph.D.) - University of British Columbia, 1988 (Scholarship Program)

The siting of municipal solid waste disposal facilities is often unsuccessful or delayed because of host community opposition. In this thesis, the physical, economic, social, and political impacts of a landfill and incinerator site are identified and assessed. A theoretical model is described and a principle for an effective approach to facility siting is recommended.

The recommendations include defining entitlements and rules for the siting process, increasing waste reduction and separation in a waste management plan, and using participative community planning for long-term, preventive facility siting. Short-term siting measures comprise the negotiation of siting agreements, use of the best technical emission controls, and continued monitoring by an overview committee.

WOMEN / FEMMES

153.
TITLE : Hostels for Single Women : Subjectivity, Discourse, and Social Regulation
AUTHOR : Brenda Doyle Farge
IMPRINT: Thesis (Ph.D.) - University of Toronto, 1988 (Scholarship Program)

This thesis uses the theoretical bases of some post-structuralist and psychoanalytic theories from which to view the mechanics of social regulation of a particular group of marginalized women : those who, on a chronic basis, are using hostels for single women.

The philosophies and the manner of functioning of five hostels in downtown Toronto which serve the same population of transient single women are examined. The political analyses, rules and practices, and the means of surveillance and documentation of these

hostels are discussed. The hostel residents themselves are viewed within the context of their own relative freedom of choice to live in or move out of the hostel system. The conditions of homelessness for women and the various professional interpretations of their behaviours as pathological are also reviewed.

154.
TITLE : Housing Search Strategies by Temporarily Sheltered Women
AUTHOR : Mary Louise Tanner
IMPRINT: Master of Urban and Regional Planning. Kingston, Ont.: School of Urban and Regional Planning, Queen's University, 1989 (Scholarship Program)

A case study approach was used to examine the long term housing needs of battered women in transition, in Kingston, Ontario. All of the women in the study were searching for rental housing. None of them had the financial resources to purchase a home nor was socially assisted housing viable because of the myriad of rules for qualifying for a unit.

The study found that in the private rental market, women faced discrimination in three areas : gender, the presence of children, and source of income. Second-stage housing, ranging in duration from six months to two years, was recommended as the best solution to the problem.

155.
TITRE : Le Rapport au logement chez les femmes chefs de famille monoparentale du Plateau Mont-Royal : itinéraires et enjeux
AUTEUR : Françoise Mondor
ADRESSE
BIBLIOGRAPHIQUE: Mémoire (M.Urb.) - Université de Montréal, 1989 (Programme de bourses d'études)

Cette recherche avait pour objectif d'étudier la trajectoire sociale, familiale, et résidentielle des femmes chefs de famille monoparentale habitant dans le Plateau Mont-Royal.

Les résultats de l'enquête ont permis de constater que : l'arrivée des femmes dans le Plateau ne coïncidait généralement pas avec leur passage en situation de monoparentalité; le logement ou plus précisément la stabilité résidentielle apparaissait comme une des conditions qui favorisait une ascension socio-économique; et la monoparentalité représentait une période suffisamment longue dans le cycle de vie familiale de constituer un état.

Selon la chercheure, il faudrait reconnaître les familles monoparentales comme étant une clientèle particulière dans le marché du logement. Il faudrait également questionner plusieurs mesures gouvernementales dans le cadre de la sécurité du revenu (en ce qui a trait à la cohabitation et à l'allocation logement) ainsi que le projet de règlement de la Société d'habitation du Québec sur la sélection des locataires dans les logements à loyer modique.

156.
TITLE : A Review of St. Matthew's Harmony House : Second-Stage Housing for Battered Women and Their Children in Ottawa
AUTHOR : Catrina Hendrickx
IMPRINT: Independent Enquiry Project (Master of Social Work) - Carleton University, 1989 (Scholarship Program)

Thirteen women, current and former residents of Ottawa's second-stage facility, St. Matthew's Harmony House, were interviewed using a questionnaire developed to answer the following questions:

1. Does second-stage housing for battered women and their children serve those families it is intended to serve?

2. Does second-stage housing meet the needs of its users in terms of safety, affordability, and provision of support to enable a successful transition to independence?

The results of the survey show that the women served by Harmony House do have support and safety needs that require a longer stay than is possible or desirable at first-stage shelters. Although Harmony House is fairly effective in most areas, both physical security and support programs could be improved. Moreover, a significant number of the participants in the survey had complaints about the delivery of support services.

157.
TITLE : Women's Personal Security, Fear of Crime and the Urban Environment
AUTHOR : Janine Charland
IMPRINT: Thesis (Master in Environmental Studies) - York University, Toronto, 1988 (Scholarship Program)

This paper focuses on women's personal security and fear of victimization in the urban environment. Major statistics related to the victimization of women by sexual assault are presented. Emphasis is given to: the social characteristics of offenders and victims; the general characteristics of the rape situation; the modus operandi of the rape; the likely victim; the threat or use of

physical force; and the effectiveness of self-protective strategies. The findings suggest that residents in low-income areas, the elderly, ethnic minorities, and those living alone are most likely to be personally victimized.

MISCELLANEOUS / DIVERS

158.
TITLE : Assessment of Earthquake Effects on Residential Buildings and Services in the Greater Vancouver Area
AUTHOR : A.M. Jablonski and K.T. Law
IMPRINT: Ottawa : CMHC, 1989

An assessment is made of the effects of an earthquake on residential buildings in the Greater Vancouver Area based on previous earthquake damage in California and Alaska. Two levels of earthquakes are considered: a) the "design level earthquake" of the National Building Code of Canada, 1985 edition; and b) a major earthquake "corresponding to a slip of the tectonic plates along the west coast of British Columbia (also called a major subduction earthquake)".

The report concludes that the extent of damage caused by the major subduction earthquake could be termed "catastrophic". It is therefore of the greatest importance that the engineering properties and likelihood of occurrence of such an earthquake and specific hazards be more clearly defined. Countermeasures can then be designed and implemented. Other recommended studies include the behaviour of specific types of buildings and soil deposits, and the development of a general evaluation procedure for the seismic vulnerability of buildings and subsequent strengthening program.

159.
TITLE : Canadian Federalism : A Sketch
AUTHOR : Michael Eric Lytton
IMPRINT: Research Report (Master in Planning) - University of Virginia, 1989 (Scholarship Program)

This paper briefly sketches both the positive and negative contours of Canadian federalism. It examines the structures, historical patterns, and institutional arrangements of federal-provincial relations in Canada since Confederation. The paper also assesses the impacts of the most recent constitutional developments from the patriation of the Canadian constitution to the negotiation of the Meech Lake Accord.

160.
TITLE : Canadian Refugee Policy : Admission and Settlement Issues
AUTHOR : Sabina Wasserlauf
IMPRINT: Independent Enquiry Project (Master of Social Work) - Carleton University, 1989 (Scholarship Program)

This paper examines some of the most significant factors that have influenced Canada's refugee policy from 1945 to the present day. It also looks at the outcomes of the last two decades of settlement work in Canada.

The paper shows that Canada's admission policy has gone through many transitions since the end of World War II. Economic, racial, and ideological factors have all played a central role in determining refugee policy, often in ways that are contradictory to a humanitarian orientation. The recent impetus to secure national borders against the spontaneous arrival of refugees is a case in point.

A pragmatic assessment of the situation suggests that : 1) the refugee problem will not go away - Canada is becoming a country of first or temporary asylum for increasing numbers of refugees, particularly from Latin America; and 2) Canada's economic and demographic needs demand new immigrants - a significant portion of whom could be refugees.

161.
TITLE : Development of an Integrated Control Program for the Eastern Subterranean Termite : Annual Report, 1 January - 31 December 1988
AUTHOR : J.K. Grace
IMPRINT: Toronto : Faculty of Forestry, University of Toronto, 1988

The report describes work undertaken in year two of a multi-year development of an integrated program for control of the eastern subterranean termite in the urban environment. The principal objective of the program is to develop new, environmentally acceptable methods of control. Emphasis is on manipulation of termite behaviour, environmental constraints on termite colonies, assessment of low-toxicity wood preservations and termiticides, identification of effective biological control agents, and an integrated approach to structural pest management.

162.
TITLE : The Effects of Railway Corridors and Rights-of-Way on Urban Morphology : A Study of Growth, Abandonment, and Re-use of Railway Corridors
AUTHOR : Patrick J. McIsaac
IMPRINT: Practicum (Master of Landscape Architecture) - University of Manitoba, 1987 (Scholarship Program)

The primary objectives of this research were:

1. To study the historical growth of Canada's railways, their relationship to the growth of Western Canada and its cities, and their influence on the growth and development of the City of Winnipeg;

2. To examine the forces and causes behind the underuse, relocation/or abandonment of railyards and rights-of-way; and

3. To explore the role of landscape architecture in identifying strategies that would lead to the effective reuse of the Fort Rouge Yards based on future needs.

163.
TITLE : Project Athena at MIT
AUTHOR : Sherry Turkle, Donald Schon ...et al.
IMPRINT: Research Report, Massachusetts Institute of Technology, 1988 (Scholarship Program)

In 1983, MIT began a large scale experiment in the uses of the computer for undergraduate education called Project Athena. This report presents an overview and an evaluation of four projects : GROWLTIGER, a program for the analysis and design of indeterminate structures developed in Civil Engineering; the computerized infrared spectroscopy experiment in Chemistry; the development of computer-based design systems in the Computer Resources Laboratory in the School of Architecture and Planning; and the use of the computer in the Junior Laboratory in Physics. Each case study is written as a self-contained document.

164.
TITLE : Toronto Offices : Suburban Patterns and Processes
AUTHOR : Malcolm Roy Matthew
IMPRINT: Thesis (Ph.D.) - University of Waterloo, 1989 (Scholarship Program)

The study's objectives were to determine spatial changes and quantitative trends in office location in the Toronto CMA between 1951 and 1986. It set out to explore the changing mix of suburban office activities, changes in physical form of office buildings and centres, and sought to identify the most significant factors affecting the contemporary suburban office pattern. Changes were examined in the distribution of office space and office employment, and an attempt was made to identify trends, factors, and relationships which influence the pattern.

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